ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nader Karshenas 7092 WILLOWICK DRIVE BRENTWOOD, TN. 37027	NEW OWNER	Map 71-3 Parcel 63

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 98-07-7076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Ghassan Husseini, married (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Nader Karshenas (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of John L. Gordon's Subdivision, as of record in Book 843, page 61, Register's Office for said County, described as follows:

Said Lot No. 7 fronts 60 feet on the easterly side of Dickerson Pike and runs back between lines 200 feet to the westerly line of Lot No. 9 of said Subdivision, the length of said rear line not being shown.

Being the same property conveyed to Ghassan Husseini, married by Warranty Deed from Willie Phagan Witty, a single person of record in Book 11027, page 417, said Register's Office for Davidson County, Tennessee.

The above described property is not the homestead of Ghassan Husseini and never has been and is investment property owned by Ghassan Husseini.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This conveyance is subject to a Deed of Trust for the benefit of Willie Witty of record in Book 11027, page 420, said Register's Office for Davidson County, Tennessee, which the Grantee hereby agrees to assume and pay.
This is improved property commonly known as 2523 Dickerson, Tennessee 37207.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me this 29th day of July, 1998.

Notary Public

My Commission Expires: 9/23/2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of July, 1998.

Ghassan Husseini

Ghassan Husseini

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On the 29th day of July, 1998, before me personally appeared Ghassan Husseini, to me known to be the person who executed the foregoing instrument and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 29th of July, 1998.

Joseph V. Farella

NOTARY PUBLIC

My Commission Expires: 9/23/2000

1063 07/31 0101 03CHECK 325.50

98 JUL 31 PM 4:24
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
046973

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11045 PAGE 616

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 325.50
CHECK 325.50

07/31/98 01 16:25 0001 1063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469473
IDENTIF. # REFERENCE

98 JUL 31 PM 4:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326676