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WARRANTY DEED BOOK 11343 PG. 267

This instrument was prepared by:
Marian L. Kohl
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Zohair D. Issac	Same	150-05-338
3224 LuAnn Drive		
Antioch, TN 37013		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Sworn to and subscribed before me this the 16th day of February, 1999.

Notary Public

My Commission Expires: 7-27-2002

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, J.D. Owen, Jr., hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto Zohair Issac, hereinafter referred to as Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the entire tract of land shown as Parcel 338 on Map 150-5. This is the same tract shown as Lot 33 on the Plan of Cherry Hills, Section 12, of record in Plat Book 6250, page 174, R.O.D.C.

Being a portion of the same property conveyed to Marguerite Owen by Willie C. Riley and wife, Mary Helen Riley, of record in Book 1469, page 356, of the Register's Office for Davidson County, and then conveyed by J.D. Owen and Marguerite Owen to Arlington Company, Inc., of record in Book 4320, page 917, R.O.D.C.

Subsequent to the conveyance to Arlington Company, Inc., a Deed of Correction was recorded in Book 4847, page 617. The Deed of Correction was executed with the intent of reserving the Grantor's entire interest in Parcel 338. The Deed of Correction reserved a .71 acre tract in the Grantors. Although the Deed of Correction named

J.D. Owen and Marguerite Owen as the Grantors, it appears that title was held solely by Marguerite Owen. Thus, the .71 acre tract reserved was owned by Marguerite Owen.

Because the .71 acre tract does not include the whole of Parcel 338, Arlington Company, Inc. conveyed to J.D. Owen and wife, Marguerite Owen, its entire interest in Parcel 338 of record in Book 8941, page 665, R.O.D.C.

Thus, it appears that prior to the death of Marguerite, J.D. Owen and wife, Marguerite Owen, owned as tenants by the entirety all of Parcel 338 except the .71 acre tract which Marguerite owned alone. By Quitclaim Deed of record in Book 10,037, page 483, R.O.D.C., Marguerite's entire interest in Parcel 338, including the .71 acre tract, was conveyed to J.D. Owen, Jr. pursuant to the Last Will and Testament of Marguerite Owen.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their successors and assigns forever, and the said Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND the said Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 16TH day of February, 1999.

J. D. OWEN, JR.

By: Marilyn Owen White
MARILYN OWEN WHITE, POA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARILYN OWEN WHITE, POA, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 16TH day of February, 1999.

Carol S. Copley
Notary Public

My Commission Expires: 7-27-2002

0549965
RECEIVED & RECORDED
99 FEB 17 PM 2:39
REGISTER
DAVIDSON COUNTY, TN.
47.
0549965 02/17 0101 03CHECK

x\marian\owen\warranty.deed

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11343 PG. 269

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

CAMT 125000.00
CON TX 462.50
PRFEE 1.00
MDEED 6.00
CFEE 2.00
TOTAL 473.50
CHECK 473.50

02/17/99 01 14:38 0001 6861

0549965
IDENTIF. & REFERENCE

99FEB 17 PM 2:40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1426111