This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

ADDRESS NEW OWNER:
Refaat M. Gendi
2828 Morgan Road
Joelton, Tennessee 37080

SEND TAX BILL TO:
Owner

MORTGAGEE:
Countrywide Home Loans, Inc.
155 North Lake Avenue
Pasadena, CA 91109

MAP **15**
GROUP
PARCEL **248.00**

WARRANTY DEED

BOOK 11568 PG. 315

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **E. Wayne Winters, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Refaat M. Gendi and wife, Bentelkhair Ataalla**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 2828 Morgan Rd., Joelton, Tennessee 37080.

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 heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEES" 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, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 28th day of May, 1999.

E. Wayne Winters

99 JUN -2 PM 5:49
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0594830

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **E. Wayne Winters, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of May, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $107,500.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of May, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

4371 06/02 0101 03CHECK 412.75

A certain parcel of real property located on Morgan Road and Wilkinson road in the First Council District of Nashville, Davidson County Tennessee and being more particularly described according to a survey by Walter Davidson & Associates as follows:

Commencing at the intersection of the centerlines of Morgan Road and Wilkinson Road; thence North 11 degrees 47 minutes 45 seconds West a distance of 411.93 feet to an iron rod in the western right of way of Wilkinson Road, said iron rod also being the common corner with Chester Ray Kelsey as of Record in Book 5084 Page 919 RODCT, said iron rod also being the true point of Beginning; thence North 89 degrees 56 minutes 00 seconds West a distance of 249.60 feet to an iron rod; thence North 51 degrees 47 minutes 56 seconds West a distance of 300.87 feet to an iron rod at the common line with Roger D. Ferguson as of record in Book 4162 Page 26 RODCT, thence with the common line with Ferguson South 47 degrees 28 minutes 00 seconds West a distance of 74.50 feet to an iron rod; thence South 16 degrees 15 minutes 00 seconds West a distance of 100.79 feet to an iron rod in the northern right of way of Morgan Road; thence with said right of way around a curve to the left, through a central angle of 11 degrees 40 minutes 56 seconds, an arc distance of 146.25 feet, a chord bearing of North 55 degrees 16 minutes 40 seconds West, a distance of 146.00 feet to an iron rod; thence leaving said right of way with the common line with Winters as of record in Book 4283 Page 923 North 16 degrees 15 minutes 00 seconds East a distance of 496.96 feet to an iron rod; thence South 53 degrees 24 minutes 21 seconds East a distance of 607.18 feet to an iron rod in the western right of way of Wilkinson Road; thence with said right of way around a curve to the left
through a central angle of 34 degrees 45 minutes 18 seconds, an arc distance of 249.45 feet, a chord bearing of South 14 degrees 45 minutes 46 seconds East a distance of 245.64 feet to the true Point of Beginning.

Containing 215079.011 square feet or 4.9375 acres more or less.

Being the same property conveyed to E. Wayne Winters by quitclaim deed from Anita K. Winters of record in Book 7688, page 478, and Deed of Correction of record in Book 7970, page 571, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11508** PG. **318**

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	107500.00
CON TX	397.75
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	412.75
CHECK	412.75

06/02/99 01 17:53 0001 4371

059483U

IDENTIFICATION REFERENCE

99 JUN -2 PM 5:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468892