SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

BOOK 11737 PAGE 563

00055842

99 NOV -9 PM 12:13

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38290 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10/28 DAY OF JULY, 1999.

Notary Public

MY COMMISSION EXPIRES 1/14/01

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #
MICHAEL SCHKLAR 605 Marswen Drive Nashville, TN 37216	605 Marswen Drive Nashville, TN 37216	130-070-118.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, FAYEK TAKIEDDINE, SINGLE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL SCHKLAR, UNMARRIED 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:

BEING Lot D in the Re-subdivision of Lots 212 amd 213 of the Royal Oaks Land Company's Subdivision of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee.

SAID Lot D fronts 100 feet more or less, on the north side of Harding Place and runs back 379 feet, more or less, on the westerly line and 365 feet, more or less on the easterly line to a dead line in the rear on which it measures 100 feet, more or less.

BEING the same property conveyed to Fayek Takieddine, single by deed from Metropolitan Federal Savings and Loan Association of record in Book 7764, Page 562, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4006 Harding Place, Nashville, Tennessee 37205

To have and to hold the said tract or parcel of land, which the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to thes aid land to the said GRANTEES, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS, WHOSOEVER.
Whenever 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 28 day of Oct., 1999.

FAYEK TAKIEDDINE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99647 11/09 0101 03CHECK 251.50

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named **FAYEK TAKIEDDINE, SINGLE**, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at LOS ANGELES **, California, this the** 28TH **day of** OCTOBER **, 1999.**

NOTARY PUBLIC

My Commission Expires: 3-26-2001

BEVERLEY J. JOHNSON
Commission # 1131130
Notary Public — California
Los Angeles County
My Comm. Expires Mar 26, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11737 PAGE 511

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

06J5842

99 NOV -9 PM 12:13

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	251.50
CHECK	251.50

11/09/99 01 12:14 0001 9647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1537360