This Instrument Was Prepared By:
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Miller & Martin LLP
1200 First Union Tower
150 4th Avenue North
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/10/00 15:43 3pgs
Fees:15.00 Taxes:536.50
20001010-0100714

Address New Owner(s):
William Abu Shaar
Walid Al-Nimri
1480 Anthony Way
Mt. Juliet, Tn 37122

Send Tax Bills to
New Owners

Tax Information:
Map: 72-10
Parcel: 160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, H.B. & M. REALTY COMPANY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM ABU SHAAR and WALID AL-NIMRI ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A lot or parcel of land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being a part of the old Isaac Litton Tract, not of record, described as follows:

Beginning on the easterly margin of Gallatin Pike at the southwest corner of the property conveyed to W. H. Young by deed from J. C. Dale, Jr., Clerk & Master, of record in Book 1298, page 335, Register's Office for said County; thence with Young's southerly line eastwardly 200 feet; thence southwardly 85 feet; thence westerwardly 200 feet to the easterly margin of the Gallatin Pike; thence with said Pike northwardly 80 feet to the beginning.

Being the same property conveyed to H. B. & M. Realty Company by deed from Ralph Vulcano and wife, Mary Vulcano, of record in Book 4777, page 821, Register's Office for Davidson County, Tennessee.

This is improved land located at 2828 Gallatin Pike, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for 2000 property taxes, which have been prorated and assumed by the Grantee. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of October, 2000.

H. B. & M. Realty Company, a partnership

By: _____
Bernard Werthan, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharron C. Couch, a Notary Public in and for said County and State, the within named Bernard Werthan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of H. B. & M. Realty Company, the within named bargainor, a partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a general partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of October, 2000.

Sharron C. Couch
Notary Public

My commission expires: 7-24-2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

170195

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me,
this 10th day of October, 2000.

Notary Public

My Commission Expires: 7-24-04