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PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 12/08/00 10:34 3pgs
Fees:15.00 Taxes:296.00

20001208-0121061

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of November, 2000, by and between JENNIE OCELIA CUBBINS BINKLEY, A WIDOW, UNMARRIED, hereinafter called Grantor, and USAMA SHALLABY, A MARRIED MAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, I, JENNIE OCELIA CUBBINS BINKLEY, A WIDOW, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto USAMA SHALLABY, A MARRIED MAN, hereinafter referred to as Grantee, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1314 MERCURY DRIVE, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

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

WITNESS the hand and seal of Grantor on the day and year first above written.

BY: Jennie Ocelia Cubbins Binkley
JENNIE OCELIA CUBBINS BINKLEY,
Signature of Seller

INDIVIDUAL d Cu
STATE OF ~~TEXAS~~ TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JENNIE OCELIA CUBBINS BINKLEY, A WIDOW, UNMARRIED, the within named 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, at office, this **30th** day of November, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

USAMA SHALLABY, A MARRIED MAN

1314 MERCURY DRIVE
NASHVILLE, TN 37217

Property Address:

1314 MERCURY DRIVE
NASHVILLE, TN 37217

Person Responsible for Taxes:

Right Mortgage Company
106-B West Hills Dr.
Lebanon, TN 37087

Map & Parcel #: MAP 120-2, PARCEL 158

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$80,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **November, 2000.**

Notary Public

MARK R. SHAMBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

My Commission Expires: 12-18-00

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 96 on the Map of Stardust Acres, of record in Book 1424, page 92, Register's Office for said County.

SAID lot fronts 60 feet on the north side of Mercury Drive and runs back between parallel lines, 175 feet to a dead line.

BEING the same property conveyed to Theodore Binkley and wife, Jennie Ocelici Cubbins Binkley, by Deed from EARL W. AND WINIFRED T. GOODMAN, of record in Book 2039, page 278, Register's Office for DAVIDSON County, Tennessee, the said Theodore Binkley having since died, the property vests by operation of law in his surviving spouse, JENNIE BINKLEY, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 120-2, PARCEL 158).

2. All matters as set forth on the Plan of record in Plat Book 1424, page 92, said Register's Office, which plan includes a 40-foot minimum building setback line from Mercury Drive; a 10-foot public utility and drainage easement along the rear lot line.