THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 01/16/01 14:09 3pgs
Fees:15.00 Taxes:229.40
20010116-0004656

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Amena Zebari, et vir 7719 Sawyer Brown Rd. Nashville, TN 37221	Same as New Owner	Map 115-5 Parcel 136

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHARLES MOORE, RAY SWING, JUANITA SWING SIRCY, JEANNE S. PENNINGTON, JAMES E. SWING, STEVEN H. MOORE and LINDA MOORE MAGGART, individually and as Executrix of the Estate of Herschel Moore a/k/a William Herschel Moore, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto AMENA ZEBARI and husband, MIZGREEN ZEBARI, hereinafter referred to as 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 No. 30 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for Davidson County, Tennessee.

SAID Lot No. 30 fronts 50 feet on the easterly side of Caldwell Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Clarence E. Ellis and wife, Nellie K. Ellis by deed from Clyde J. Green and wife, Imogene B. Green of record in Book 5440, page 244, Register's Office for Davidson County, Tennessee. The said Clarence E. Ellis died on July 1, 1986, at which time ownership and title to the said property became vested in Nellie K. Ellis, as surviving tenant by the entirety. And, Nellie K. Ellis died, testate, on May 28, 1999, at the age of 94 years, a citizen and resident of Davidson County, Tennessee. The Last Will and Testament of Nellie K. Ellis dated January 6, 1989, was filed for probate in the Seventh Circuit Court for Davidson County, Tennessee in the matter of: *In Re: Estate of Nellie K. Ellis*, Docket No. 99P1461. Under the said Will, the residuary estate, including the real property described above, became vested in the heirs at law of Nellie K. Ellis. At her death, the heirs at law of Nellie K. Ellis were Charles W. Moore, Herschel Moore, Ray Swing, Juanita Swing Searcy, Jeanne S. Pennington and James Edward Swing. Herschel Moore died on May 22, 2000, survived by two children: Linda Moore Maggart and Steven H. Moore. The Last Will and Testament of Herschel Moore a/k/a William Herschel Moore was filed for probate on June 9, 2000 in the Chancery Court for Sumner County, Tennessee in the matter of: *In Re: Estate of Herschel Moore a/k/a William Herschel Moore*, Docket No. 2000P186. The said Will gives, devises and bequeaths all of his estate to his two children named above. Linda Moore Maggart was appointed Executrix of the Estate of Herschel Moore a/k/a William Herschel Moore. The estate remains open, but there are sufficient funds within the estate for the payment of all debts and obligations of the said estate.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2632 Grandview, Nashville, TN 37211.

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 we, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Any and all matters as they may appear on the plan of record in Book 332, page 29, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

CHARLES MOORE

RAY SWING

JUANITA SWING SIRCY

JEANNE S. PENNINGTON

JAMES E. SWING
BY: JEANNE S. PENNINGTON
ATTORNEY IN FACT

STEVEN H. MOORE
BY: LINDA MOORE MAGGART
ATTORNEY IN FACT

LINDA MOORE MAGGART
INDIVIDUALLY AND AS EXECUTRIX OF THE
ESTATE OF HERSCHEL MOORE A/K/A
WILLIAM HERSCHEL MOORE

"GRANTEES"

AMENA ZEBARI

MIZGREEN ZEBARI

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES MOORE, RAY SWING, JUANITA SWING SIRCY, JEANNE S. PENNINGTON, LINDA MOORE MAGGART and AMENA ZEBARI and husband, MIZGREEN ZEBARI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 21st day of December, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 21st day of December, 2000, before me, personally appeared JEANNE S. PENNINGTON, to me known to be the person who executed the foregoing instrument on behalf of JAMES E. SWING, and acknowledged that she executed the same as the free act and deed of the said JAMES E. SWING.

WITNESS my hand and official seal this the 21st day of December, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 21st day of December, 2000, before me, personally appeared LINDA MOORE MAGGART, to me known to be the person who executed the foregoing instrument on behalf of STEVEN H. MOORE and acknowledged that she executed the same as the free act and deed of the said STEVEN H. MOORE.

WITNESS my hand and official seal this the 21st day of December, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $62,000.00.

Affiant

Sworn to and subscribed before me, this the 21st day of December, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001