FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,236.00

Lotfy S Issa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 20 01

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: January 26, 2002
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/13/01 14:05 2pgs
Fees:11.00 Taxes:152.57
20010213-0013951

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lotfy S. Issa (NAME)	Union Planters Bank, N.A. (NAME)	MAP #119-14-0-A
2929 Selena Dr.; F101 (ADDRESS)	7130 Goodlett Farms Parkway (ADDRESS)	PARCEL #101
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Cenon L. Ronquillo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lotfy S. Issa, an unmarried person

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 101, Building "F", on the Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Cenon L. Ronquillo, unmarried by deed from James K. Murrah and wife, Mary M. Murrah, of record in Book 7640, Page 666, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5552, Page 732; Book 5552, Page 734; and Book 6058, Page 320, said Register's Office.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 520, said Register's Office; and (3) BellSouth Telecommunications Easement of record in Book 11362, Page 523, said Register's Office.

Power of Attorney being recorded simultaneously herewith.

Cenon L. Ronquillo and Cenon Ronquillo being one in the same person.

unimproved ( )
This is improved (X) property, known as 2929 Selena Dr., F101, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 12th day of February, 20 01

Cenon L. Ronquillo
Cenon L. Ronquillo
By Susan M. Nelson, Atty in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____

Notary Public

STATE OF Tennessee
COUNTY OF Nashville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Susan M. Nelson, 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 on behalf of Cenon L. Ronquillo as his Attorney in Fact as the free act and deed of the within named Cenon L. Ronquillo.

Witness my hand and official seal at Nashville, Tennessee the 12th day of February, 2001.

My Commission Expires: 1/26/02

Marie Bradford
NOTARY PUBLIC

MARIE BRADFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.