WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

John M. Pickard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/16/02
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/04/01 11:02 2pgs
Fees:12.82 Taxes:85.10
20010904-0095160

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC,
103 Maple Street
Smyrna, Tennessee 37167

R-0537

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Pickard	John M. Pickard	138-00-0 022.00
(NAME) 3864 Couchville Pike	(NAME) 3864 Couchville Pike	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(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, Emad K. Hamed,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Pickard and wife, Mildred Pickard, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND INDAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*and wife, ~~Emad~~ Olvat Hamed

Land in the 4th Civil District of Davidson County, Tennessee, and formly registered in the 1st District of Rutherford County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, May 1, 1947, as follows:

Beginning at a point in the center of Couchville Pike 421.4 feet easterly from the boundary line of a tract of land owned by Geo. I. Waddey, said point being in the northern boundary line of the Walter Scruggs Home Tract; thence North 7 deg. 151, East 119.4 feet to an iron pin; thence South 7 deg. 321 West 366.5 feet to a point in the center of Couchville Pike, 200 feet northwesterly from the intersection of the center line of said Couchville Pike and the westerly margin of a 30 foot reserved strip; thence with the center of said Couchville Pike, North 53 deg. 42 West 134.7 feet to beginning.

Being the same property conveyed to Emad K. Hamed by deed from Kelly Campbell of record in Instrument No. # 20000327-0030632, Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

~~Emad~~ Olvat Hamed, the wife of Emad K. Hamed, joins in this instrument to convey whatever rights she may have in the above described property.

unimproved

This is improved property, known as Couchville Pike, Hermitage, TN 37076
(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 28th day of August, 2001.

~~Emad~~ Olvat Hamed

Emad K. Hamed

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emad K. Hamed the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

*and Emad Hamed , Olvat

Witness my hand and official seal at Smyrna, Tennessee this 28th day of August, 2001.

Commission expires: 4/16/02

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Notary Public

RETURN TO:

Wilson & Weiss Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167