PICK-UP

Davidson County DEEDWARR
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20011227-0142538

# WARRANTY DEED

**FROM:** Mahmoud Awad **TO:** Hany Abskhroun and Adel Gayed

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $ 300,000.00

Affiant

Subscribed and sworn to before me this 27th day of December, 2001.

Notary Public

My Commission Expires: 07/24/04

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| NAME/ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Hany Abskhroun & Adel Gayed<br>917 Gallatin Road<br>Madison, Tennessee 37115 | - Same - | 51-8-87 |

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FOR AND IN CONSIDERATION OF the sum of ten dollars, cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Mahmoud Awad, (hereinafter Grantor), has bargained and sold, and by these presents does transfer and convey unto Hany Abskhroun and Adel Gayed, Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

All that certain plot, piece and parcel of land, and the improvements thereon, located, situated and being in Davidson County, Tennessee, and more particularly described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being a part of Lot No. 3 on the original plan of Montague Subdivision or record in Book 421, page 129, Register's Office for said county, being known also as a part of the lot marked "Ben Webster" and a part of Lots 12 and 13 on the unrecorded map of Webster's Resubdivision of certain lots in Montague Subdivision originally laid out by survey of Z. J. Wilkinson, dated June 21, 1939, and being more specifically described according to a survey of Wm. Collier Parrish Associates, Civil Engineers, dated March 28, 1963, as follows:

BEGINNING at a point on the easterly margin of Gallatin Road, as widened, at an iron stake opposite a turn into Webster Street; thence around said turn, northeasterly 39.17 feet to an iron stake in the south margin of Webster Street; thence with the same, South 63° 09' East 100 feet to an iron stake; thence leaving said street South 27° 03' West 105 feet to an iron stake; thence North 63° 05' West 125 feet to the easterly margin of Gallatin Road, as widened; thence with the margin of the same, North 27° 08' East 80 feet to the point of beginning, containing 13,110 square feet or .30 acres more or less.

TRACT NO. II - Land in the 11th Civil District of Davidson County, Tennessee, being an easement for a driveway adjacent to the above Tract No. I and shown on the survey of Wm. Collier Parrish Associates, Civil Engineers, above referred to, and described as follows:

BEGINNING at an iron stake in the east margin of Gallatin Road at the southwest corner of the land above described; thence along the south line of said Tract No. I, South 63° 05' East 125 feet to an iron stake at the southeast corner of the above described Tract No. I, thence South 27° 03' West 24 feet to a point; thence North 63° 05' West 95 feet to a point; thence westerly from said point to a point in the easterly margin of Gallatin Road, North 27° 08' East 40 feet to the point of beginning. Said driveway easement shall be for a period of 50 years from the date of deed from Tanasi Development Corporation to Phillips Petroleum Company recorded in Book 3578, page 314, Register's Office for said county.

Being the same property conveyed to Mahmoud Awad by Special Warranty Deed from American Real Estate Holding Limited Partnership, of record in Book 9756, page 846 and Book 9756, page 851, said Register's Office.

The Seller hereby retains a Vendor's Lien in the amount of $7,000.00 payable in five installments of $1,400.00 each commencing on April 1, 2002; however, said Vendor's Lien shall be inferior to a Deed of Trust, recorded simultaneously herewith, to F.B. Murphy, Jr. Trustee for the benefit of Grassland Financial Services, Inc. in the maximum principal amount of $160,000.00.

This is improved property known as 917 Gallatin Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD 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, I do covenant with the said Grantees that I am lawfully seised 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, I do further covenant and bind myself, my 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 27th day of December, 2001.

Mahmoud Awad by Farook F. Abdel-Khaliq

Mahmoud Awad by Farook Abdel-Khaliq

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Farook Abdel-Khaliq on behalf of Mahmoud Awad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who, upon oath, acknowledged himself to be the attorney-in-fact for Mahmoud Awad pursuant to a Limited Power of Attorney, of record at Reference Number 20010925-0103471, Register's Office for Davidson County, Tennessee, and, that he, as such attorney-in-fact, executed the foregoing instrument for the purpose therein contained, by signing the name of Mahmoud Awad by himself as attorney-in-fact.

WITNESS my hand and official seal at Nashville, Tennessee this the 27th day of December, 2001.

Notary Public

My Commission Expires: 07/24/04

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This instrument prepared by: Ronald L. Stone
6th Floor, 211 Printers Alley
Nashville, Tennessee 37201