THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly III, Esq.
Watkins, McGugin, McNeilly & Rowan, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

After Recording RETURN TO:
Closing & Title Services, Inc.
405 Two Mile Pike, Suite C
Goodlettsville, TN 37072-1859

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
WILLIAM ABU SHAAR WALID AL-NIMRI 1480 ANTHONY WAY MT. JULIET, TN 37122	SAME	06107008800

Davidson County DEEDWARR
Recvd: 03/19/02 15:04 4pgs
Fees:23.00 Taxes:1295.00
20020319-0034214

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

AmSouth Bank, Trustee

By: Thomas A. Allen
Thomas A. Allen, Vice-President

SUBSCRIBED AND SWORN to before me this 15th day of March, 2002.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

Notary Public

My Commission Expires: 4-28-04

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Thousand Dollars ($350,000.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AMSOUTH BANK, SUCCESSOR TRUSTEE OF THE TRUST F/B/O WILLIE T. LUSKY dated August 29, 1945, SHERIE GAMBRELL, ELAINE RUEHL, LAREN LUSKY and LOU LUSKY, III, hereinafter "GRANTORS", has this day bargained and sold and does hereby transfer and convey unto WILLIAM ABU SHAAR and WALID AL-NIMRI, their heirs and assigns, hereinafter "GRANTEES," as tenants in common, certain real estate in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference. This conveyance is made subject to the matters listed on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with all appurtenances, and hereditaments thereto belonging or in any wise appertaining to the said GRANTEES, their heirs and assigns, forever. GRANTORS covenant that the property is free from all encumbrances made or suffered by GRANTORS and that GRANTORS have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns, to warrant specially and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all

persons, claiming by, through and under GRANTORS, but not further or otherwise.

IN WITNESS WHEREOF, the GRANTORS have caused this Special Warranty Deed to be executed this 15th day of March, 2002.

AMSOUTH BANK, SUCCESSOR TRUSTEE OF
TRUST F/B/O WILLIE T. LUSKY DATED
AUGUST 29, 1945

By: Thomas A. Allen
THOMAS A. ALLEN, Vice President

Laren Lusky
LAREN LUSKY

Sherri Gambrell
SHERRI GAMBRELL

Elaine L. Ruehl
ELAINE RUEHL

Lou Lusky III by Betty Lusky
LOU LUSKY, III, BY HIS CONSERVATOR,
BETTY LUSKY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Undersigned, of the State and County aforesaid, personally appeared THOMAS A. ALLEN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Vice President of AMSOUTH BANK, the within named bargainor, a corporation, and that he as such an officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him as Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of ~~February~~ March, 2002.

Notary Public

My Commission Expires: _____

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, The Undersigned, of said county, LAREN LUSKY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, this 13 day of March, 2002.

Breanne Barnes
NOTARY PUBLIC

My Commission Expires: 5-16-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, The Undersigned, of said county, SHERRI GAMBRELL, 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, this 13 day of March, 2002.

Breanne Barnes
NOTARY PUBLIC

My Commission Expires: 5-16-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elaine Ruehl, of said county, ELAINE RUEHL, 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, this 11th day of March, 2002.

LINDA THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Linda Thomas
NOTARY PUBLIC

My Commission Expires NOV. 29, 2003
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13 day of March, 2002, before me personally appeared BETTY LUSKY, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Court appointed Conservator of Lou Lusky, III, and who executed the foregoing instrument on behalf of Lou Lusky III as his Conservator.

Breanne Barnes
NOTARY PUBLIC

My Commission Expires: 5-16-04

EXHIBIT A

Land in the 8th Councilmanic district of Nashville, Davidson County, Tennessee, being shown as a lot marked "future development" on the plan of King's Subdivision, section 1, recorded in Plat Book 1130, page 94, Register's Office for said county and more particularly described as follows, according to a property survey by John Kohn and Company, P.C., dated March 7, 2002, file no. 49194-370, as follows::

Beginning in the intersection of the south right of way of Richmond Drive and the easterly turn-out of Gallatin Pike; thence along said south right of way S 90 deg. 00' 00" E, 274.40 feet; thence leaving said south right of way S 00 deg. 01' 09" E, 76.00 feet; thence N 89 deg. 59' 40" W, 243.07 feet; thence N 00 deg. 00' 00" E, 1.0 foot; thence S 90 deg. 00' 00" W, 56.00 feet to the east right of way of Gallatin Pike; thence along said east right of way N 00 deg. 24' 30" W, 49.80 feet; thence continuing with said right of way, along a curve to the right having a radius of 25.0 feet, a distance of 39.45 feet to the point of beginning.

Being the same property conveyed to Lou Lusky, Trustee, from J.R. Richmond and wife, Lula Belle Richmond by Warranty Deed dated April 5, 1957, of record in Book 2645, Page 120 Register's Office for Davidson County, Tennessee. A one-fourth (1/4) interest in said property vested in the children of Lou Lusky, Jr. at his death. The children of Lou Lusky, Jr. are Lou Lusky III, Sherie Gambrell, Elaine Ruehl and Laren Lusky, each of whom owns a one-sixteenth (1/16) undivided interest in said property.

This conveyance is made subject to the following:

(a) 2002 taxes constitute a lien, although not yet due and payable.

(b) All matters shown on the Plan of record in Book 1130, page 94, said Register's Office.