WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/02 13:44 2pgs
Fees:13.00 Taxes:354.28

20020403-0040547

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES: 4/6/2004

VALERIE HOUSE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., 7101 Executive Center Drive, #251, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ghiath Babokhky (NAME)	Union Planters Bank (NAME)	MAP 162-08
47 Benzing Road (ADDRESS)	PO Box 2127 (ADDRESS)	PARCEL 23.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2127 (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, Lynn Brothers Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ghiath Babokhky and wife, Zuhdia Babokhky and Adnan A. Babokhky, H. as joint tenants with rights of survivorship

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:

Land in Davidson County, Tennessee, BEING Lot No. 46 on the Plan of Antioch Park, Section 1, of record in Plat Book 3600, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Richard B. Lynn and Ruby G. Lynn, by deed from Herman S. Thomas and wife, Joan A. Thomas, of record in Book 4262, page 685, Register's Office for Davidson County, Tennessee, and by quitclaim deed of record in Book 5192, page 64, said Register's Office. Property was further conveyed to Lynn Brothers Company by quitclaim deed of record in Book 6045, page 985, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; any and all restrictions and easements of record; Plan of record in Plat Book 3600, page 96; all in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 47 Benzing Road, Antioch, TN 37013
(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 25th day of March, 2002

Lynn Brothers Company
By:

Richard B. Lynn

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 _____, _____.

Commission expires _____

_____
Notary Public

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Stuart Lynn and N/A with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the co-owner and _____ respectively of the Lynn Brothers Company the within named bargainor, and corporation, and that he as such co-owner 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 John Stuart Lynn as such co-owner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Charlotte North Carolina on this the 23rd day of March, 2002.

My commission expires 29 October 2006

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard Bruce Lynn and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the co-owner and _____ respectively of the Lynn Brothers Company the within named bargainor, and corporation, and that he as such co-owner 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 Richard Bruce Lynn as such co-owner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 27th day of March, 2002.

My commission expires 7/30/05

_____
Notary Public

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES 07/30/2005