WARRANTY DEED

SIDWELL, BARRETT & McCANN, P.C.
121 FIRST AVENUE SOUTH
SUITE 200
FRANKLIN, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003 11/4/05

(AFFIX SEAL)

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALTER KEMP, JR. (NAME)	New Owner (NAME)	MAP 159-9
2908 WALNUT CREST DRIVE (ADDRESS)	(ADDRESS)	PARCEL 23
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	F.B.#: 2DX-05342

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, HODA GUIRGUIS, MARRIED AND PAULINE ELGHALID, MARRIED, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER KEMP, JR. AND WIFE, DIANNA ALSTON KEMP

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 all of Lot No. 149, on the plan of FOREST VIEW PARK SUBDIVISION, SECTION I, all of record in Plat Book 3700, pages 109 & 110, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Hoda Guirguis, married and Pauline Elghalid, married, as Joint Tenants with Rights of Survivorship by Warranty Deed from James A. Golden and wife, Toni Lynn Golden, of record in Instrument No. 20010504-0046213, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4115, Page 674, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

"Subject property is NOT now or ever has been the principal place of residence of the Pauline Elghalid, married, Grantor herein."

Tharwat H. Guirguis, spouse of the above named Hoda Guirguis, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

Davidson County DEEDWARR
Recvd: 09/27/02 15:09 2pgs
Fees:13.00 Taxes:536.50

20020927-0118210

unimproved ( )
This is improved (X) property, known as 2908 WALNUT CREST DRIVE, 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 our hand s this 23rd day of September, 2002

Hoda Guirguis
HODA GUIRGUIS

AS JOINT TENANTS W/RIGHTS OF SURVIVORSHIP

Pauline El Ghalid
PAULINE ELGHALID

Tharwat Guirguis
THARWAT H. GUIRGUIS

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 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 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 _____, _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hoda Guirguis and husband Tharwat H. Guirguis, the bargainor(s), with whom I am personally acquainted (or proved to me executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of September, 2002.

My Commission Expires: 5/28/03

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pauline Elghalid, the bargainor(s), with whom I am personally acquainted (or proved to me executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of September, 2002.

My Commission Expires: 5/28/03

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.