Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Hatem N. Ibrahim 815 Murfreesboro Road Nashville, Tennessee 37217	Same as New Owner	Map 106-00 Parcel 106
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 11/18/02 11:19 3pgs
Fees:18.00 Taxes:2976.59
20021118-0142600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FOUR THOUSAND FOUR HUNDRED EIGHTY-THREE and 71/100 ($804,483.71) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SAMCO, a partnership,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **HATEM N. IBRAHIM**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being part of Lot 2 on the Plan of the Lands of James Foster, deceased, as of record in Book 44, page 267, Register's Office for said County, described as follows:
>
> Beginning on the southwesterly margin of Murfreesboro Pike at the intersection of the same and a point in the southeasterly line of Interstate 24 of record in Book 3436, page 81, said Register's Office; thence with the southwesterly margin of said Murfreesboro Pike, South 48 degrees 28 minutes East 175 feet; thence South 52 degrees 50 minutes West 142.7 feet to an iron pin; thence North 48 degrees 28 minutes West 150.2 feet to the southeasterly margin of Interstate 24; thence with the same, North 42 degrees 47 minutes East 140.7 feet to the beginning.
>
> Being the same property conveyed to SAMCO, a partnership, by Special Warranty Deed from The Bank of Nashville, a Tennessee banking corporation, of record in Book 9303, page 375, Register's office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 44, page 267; to an easement, if same touches captioned property, of record in Book 10800, page 923; to terms and conditions of lease of record in Book 6975, page 429 and in Book 6975, page 431; and to an easement for ingress/egress of record in Book 4137, page 415, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 815 Murfreesboro Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee its proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 15th day of November, 2002.

SAMCO, a partnership, Grantor

By: _____
ASHOK K. MUNJAL, partner

By: _____
INAM MUNJAL, partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Ashok K. Munjal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of SAMCO, the within named bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 15th day of November, 2002.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Inam Munjal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of SAMCO, the within named bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 15th day of November, 2002.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $804.~~483.71~~.

AFFIANT

Subscribed and sworn to before me, this 15th November, 2002.

NOTARY PUBLIC

DAVID B GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04