FOR RECORDING PURPOSES

LTIC File No. 54249 File Box 49

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE: 1-23-03

Notary Public

COMMISSION EXPIRES: My Commission Expires Nov. 26, 2005

LINDA PRITCHETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/24/03 08:56 2pgs
Fees:13.00 Taxes:777.00

20030124-0009973

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 950, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Urban Property Partners, a Tennessee general partnership 2318 12th Avenue South Nashville, TN 37204	SAME	105-13/211

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Amin Hauter and ~~Moseh~~ Mosleh Abbas HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Urban Property Partners, a Tennessee general partnership

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Real property in Davidson County, Tennessee, being Lots 7 and 8 on the Map of T.O. Tune's unrecorded subdivision of part of the W.L.B. Lawrence in the 22nd Ward of the City of Nashville, which Lawrence property is of record in Book 21, page 148, Register's Office for said County, and described as follows according to a survey of Wm. C. Parrish, Surveyor, dated September 6, 1966, as follows:

BEGINNING at an iron pin in the easterly margin of 12th Avenue South or Granny White Pike, 186, feet north of the northerly margin of Caruthers Avenue; thence with the margin of said Pike or Avenue, northerly 100 feet to the southwest corner of Lot 6 of said Subdivision; thence with the line between Lot Nos. 6 and 7; easterly 184.5 feet to an iron stake in the center line of a proposed 15 foot alley established in the Deed from Thomas O. Tune and wife, to the Southern Ice Company, of record in Book 486, page 65, said Register's Office, thence along the center line of said proposed alley, parallel to the easterly margin of 12th Avenue South, or Granny White Pike, southerly 100 feet to a corner post; thence westerly 184.5 feet to the point of beginning.

BEING the same property conveyed to Amin Hauter and Moseh Abbas, by Deed of record in Book 10723, page 540, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following matters:

1. Taxes for the year 2003, a lien, which are not yet due and payable. Tax Parcel No. 105-13/211.

2. Agreement between Thomas O. Tune and wife, and Southern Ice Company of record in Book 486, page 65.

THIS IS (xx)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

2318 12th Avenue South
Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: _____

Amin Hauter

~~Moseh~~ Mosleh Abbas

NOTARY ACKNOWLEDGEMENT

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared Amin Hauter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this 23rd day of January, 2003.

LINDA PRITCHETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Linda Pritchett
Notary Public

My Comm Expires: My Commission Expires Nov. 26, 2005

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid,personally appeared ~~Mosh~~ Majed Abbas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, TN on this 23rd day of January, 2003.

LINDA PRITCHETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Linda Pritchett
Notary Public

My Comm Expires: My Commission Expires Nov. [illegible]

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219