PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this day of **February, 2003, by and between DONALD H. WARD, A MARRIED MAN, hereinafter called Grantor, and MOLUD HADI AL-SORAIFY, A MARRIED MAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DONALD H. WARD, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto MO LUD HADI AL-SORAIFY, A MARRIED MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 604 VALLEY GROVE COURT, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors and assigns, against the lawful claims of all person whomsoever.

BETTY C. WARD, wife of DONALD H. WARD, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Donald H. Ward
DONALD H. WARD
Signature of Seller

Betty C. Ward
BETTY C. WARD
Signature of Seller Spouse

Davidson County DEEDWARR
Recvd: 02/13/03 08:25 3pgs
Fees:18.00 Taxes:210.90

20030213-0019694

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Warren)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONALD H. WARD, joined by HIS WIFE, BETTY C. WARD,** the within named bargainor, 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, at office, this 4th day of **February, 2003.**

Tateshia Willis
Notary Public

TATESHIA WILLIS NOTARY PUBLIC AT LARGE WARREN CO. TENN.

My Commission Expires: 8-22-05

Name and Address of Property Owner:

MOUD HADI AL-SORAIFY, A MARRIED MAN

604 VALLEY GROVE COURT
HERMITAGE, TN 37076

Property Address:

604 VALLEY GROVE COURT
HERMITAGE, TN 37076

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 86-16, PARCEL 74

AFFIDAVIT OF VALUE

STATE OF TENNESSEE .
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$57,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **February, 2003.**

Notary Public

My Commission Expires: 5/30/2004

DAVIDSON CO.

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 78 on the plan of Section 5 Valley Grove, of record in Book 5200, Page 582, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 44.54 feet on the northerly margin of Valley Grove Court and extends back 115.99 feet on the broken easterly lines and 107.41 feet on the westerly line to a dead line in the rear, measuring 129.00 feet thereon.

Being the same property conveyed to DONALD H. WARD AND WIFE, BARBARA A. WARD, by Deed from TENNA LTD., A TN LIMITED PARTNERSHI, of record in BOOK 6641, PAGE 602, Register's Office for DAVIDSON County, Tennessee; the said BARBARA A. WARD having subsequently died on _____, the property vested in her surviving spouse, Donald H. Ward. Donald H. Ward subsequently married Betty C. Ward and she joins in the herein deed for the sole purpose of conveying any right, title and interest she may have in and to said property, marital or otherwise.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 86-16, PARCEL 74).

2. All matters as set forth on the Plan of Section 5, Valley Grove,
of record in Plat Book 5200, page 582, said Register's Office, which plan includes a 2.5 x 5 foot Utility anchor easement in the southwest corner of lot, a 30-foot minimum building setback line from Valley Grove Court; and a 10-foot public utility easement along the rear and easterly lines.