28B

Davidson County DEEDWARR
Recvd: 04/23/03 13:55 3pgs
Fees:18.00 Taxes:112.85
20030423-0054225

UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF TENNESSEE
CASE NO. 3:98-00159

UNITED STATES OF AMERICA

PLAINTIFF,

V.

PAUL WOODS

DEFENDANT

ADDRESS OF NEW OWNERS:

Mohamed Sankari and
Ahmed Sankari
175 Lafayette Street
Nashville, TN 37210

SEND TAX BILLS TO:

New Owners

Map 105, Parcel 48.00

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 7th day of April, 2003 by and between the Chief Deputy United States Marshal for the Middle District of Tennessee, whose address is 110 9th Avenue South, Room A-750, Nashville, TN 37203, on behalf of The United States Of America, party of the first part ("Grantor"), and Mohamed Sankari and Ahmed Sankari whose legal address is 175 Lafayette, Nashville, parties of the second part ("Grantee").

WITNESSETH: That the said party of the first part, and for and in consideration of the sum of $30,500.00, lawful money of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed to the said parties of the second part, a certain tract or parcel of land in Davidson County, State of Tennessee to-wit:

Being Lot No. 111 in Trimble's First Addition to South Nashville of record in Book 19, page 220, Register's Office Davidson County, Tennessee.

Said Lot No. 111 fronts 50 feet on the southerly side of Trimble Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Paul Woods, Jr. by Quitclaim Deed from Willie D. Jackson, of record in Book 9780, page 799, Register's Office Davidson County, Tennessee.

Lis Pendens against Real Property Known as 15 Trimble Street in favor of United States of America in Civil Case 3:99-0949, Filed October 7, 1999, of record in Book 11699, Page 761, Register's Office Davidson County, Tennessee.

Lis Pendens against Paul Woods in favor of United States of America in Criminal Case 3:98-00159, Filed August 29, 2002, of record as Instrument No. 20000919-0092825, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Jacqueline Woods by Affidavit of Inheritance, of record as Instrument No. 20010601-0057187, Register's Office Davidson County, Tennessee.

Being the same property conveyed to the United States of America by Final Order of Forfeiture, of record as Instrument No. 20030205-0015615, Register's Office Davidson County, Tennessee.

ADDITIONALLY, the party of the second part accepts responsibility for any abatement requirements as relates to the presence of lead based paint.

This is improved property known as 15 Trimble Street, Nashville, TN 37210, Map 105, Parcel 48.00.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantees their successors and assigns, in fee simple forever. Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it..

THE GRANTOR further covenants to specially warrant the title to the property hereby conveyed against any claim arising from the Case of: UNITED STATES OF AMERICA vs. PAUL WOODS , The United States has done nothing to encumber the property nor has it conveyed any rights, title or interest while owner of the property.

IN WITNESS WHEREOF, The United States of America by The United States Marshals Service has hereunto set its hand and seal this 7th day of April , 2003.

JOSEPH A. AVARY,
CHIEF DEPUTY UNITED STATES MARSHAL
MIDDLE DISTRICT OF TENNESSEE

State of Tennessee County of Davidson
On this the 7TH day of April, 2003,
before me, Martha Duke, the undersigned
officer, personally appeared Joseph A. Avary, Chief
Deputy United States Marshal for the Middle District of
Tennessee, known to me (or satisfactorily proven) to be the
person whose name is subscribed to the within instrument and
acknowledged that he/she executed the same for the purposes
therein contained In witness whereof, I hereunto set my hand
and official seal.

Martha W. Duke
Notary Public

Printed Name: Martha W. Duke
Commission Expires: 7/26/03

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $30,500.00

Marnie Lehew
Affiant

Subscribed and sworn to before me this 7th day of April, 2003.

Martha W. Duke
Notary Public

Printed Name: Martha W. Duke
Commission Expires: 7/26/03

This Instrument Prepared By:
Marnie Lehew
Property Management Specialist
United States Marshals Service
110 9th Avenue South, Room A-750
Nashville, TN 37203