PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/05/03 13:19 2pgs
Fees:13.00 Taxes:425.50
20030505-0059501

W & I Ref:(ST) Title No: 44446
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Samuel A. Kabia Adama A. Rashid 1036 Monroe St. Nashville, Tennessee 37208	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 081-16-153

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$115,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joe Lee Perry, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel A. Kabia and spouse, Adama A. Rashid** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being part of Lots Nos. 94 and 95 in McGavock, Wetmore & Others First Addition to Nashville, called the Town of McGavock, a plan which is of record in book 21, page 23, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of Monroe Street, formerly Ophelia Avenue and 11th Avenue North, formerly Filmore Avenue, being the southwest corner of said Lot No. 94; thence with the northerly margin of Monroe Street, easterly 50 feet; thence northwesterly parallel with 11th Avenue North 88 feet, more or less to a point half way between Monroe and Cheatham Street; thence westerly 49 feet more or less to a point in the easterly margin of 11th Avenue North, half way between Monroe and Cheatham Streets; thence with the easterly margin of 11th Avenue North, southerly 75 feet to the beginning.

Being the same property conveyed to Joseph Lee Perry, unmarried by deed from Clark Fizer, a married person, of record in Doc. No. 20020426-0051447, said Register's Office, and by Deed of Correction of record in Doc. No. 20020520-0061081, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 21 Page 23, said Register's Office.

This is improved property, known as: 1036 Monroe Street, Nashville, Tennessee 37208

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2003.

Joe Lee Perry

Joe Lee Perry

State of Tennessee

County of Davidson

On this 28th day of April, 2003 , before me the undersigned authority, personally appeared Joe Lee Perry , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

My Commission Expires MAY 30, 2004

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $115,000.00

Adama A Rostid

Affiant

Sworn and subscribed before me this the 28th day of April, 2003

Margaret Pabst

Notary Public

My Commission Expires: 3/25/06