PICK-UP

Davidson County DEEDWARR
Recvd: 05/20/03 15:13 2pgs
Fees:13.00 Taxes:333.00

20030520-0068833

WARRANTY DEED

For and in consideration of NINETY THOUSAND ($90,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, John W. Ellis, have this day bargained and sold and by these presents do transfer and convey unto Hatem Ibrahim, as tenant by the entirety, his heirs and assigns forever, the following described property, to-wit:

Being Lot No. 104, on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia A. Osborn by Deed from Herbert R. Judkins of record in Book 10954, page 653, said Register's Office. and Further Convey to John W. Ellis in Instrument # 20020625 0075836
This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (x) improved property known as 308 Ladybird Drive, Nashville, Tennessee, 37217.
Tax Tid. # Parcel 135-01-0 081.00

TO HAVE AND TO HOLD said tract or parcel of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said GRANTEE, his heirs and assigns, as tenants by the entirety, forever.

AND I DO COVENANT with the said GRANTEE that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, EXCEPT restrictions and limitations of record, all visible easements, and 2002 real estate taxes which have been prorated and are assumed by GRANTEE.

AND I DO FURTHER COVENANT and bind myself, my heirs and legal representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whatsoever.

This instrument prepared by:

Regions Bank
455 W. Main St.
Gallatin, TN 37066
615-451-3608

New Owner + Send Tax Bills To:

Hatem Ibrahim
307 Honeyhill Dr
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 20____.

_____
Deputy Register

IN TESTIMONY WHEREOF, I have hereunto set my hands this the 13th day of May, 2003.

John W. Ellis

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, JOHN W. ELLIS, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 13th day of May, 2003.

Eric J. Robinson
NOTARY PUBLIC

My commission expires: 10-31-2006

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear of affirm that the actual consideration for this transfer or value of property transferred, whichever is greater is $90,000.00.

AFFIANT

SUBSCRIBED and sworn to before me this the 13th day of May, 2003.

Eric J. Robinson
NOTARY PUBLIC

My Commission Expires: 10-31-2006