Davidson County DEEDWARR
Recvd: 05/21/03 11:23 2pgs
Fees:13.00 Taxes:888.00
20030521-0069219

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Meran Abdullah and wife, Eva Abdullah 3345 B Ezell Rd. Nashville, TN 37211	SAME	Map 148-03-0 Parcel 185.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Eva Abdullah
AFFIANT

Sworn to and subscribed before me this 15 day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 2/5/06

WILLIAMSON CO. TENN. LARGE NOTARY PUBLIC SEAL

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **NADER KARSHENAS, unmarried**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **MERAN ABDULLAH and wife, EVA ABDULLAH**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract of parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 4-B, on the Plan of Resubdivision of Lot 4, Luna Heights-Section One, of record in Plat Book 2854, page 50, and amended in Plat Book 6200, page 566, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nader Karshenas, unmarried by warranty deed from Francis H. Evans and wife, Esther M. Evans of record in Instrument No. 20021217-0155189, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2003 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 148-03-0, Parcel 185.00.

2. All matters appearing on the plan of Resubdivision of Lot 4, Luna Heights-Section One, of record in Plat Book 2854, page 50, and amended in Plat Book 6200, page 566, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and /or storm drainage of record in Book 6161, page 239, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 3345 Ezell Pike, Nashville, Tennessee 37211.

WITNESS our hands this 15 day of May, 2003 in Franklin, Tennessee.

NADER KARSHENAS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Nader Karshenas, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 15th day of May, 2003, in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/5/06

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN