WARRANTY DEED

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires JUNE 28, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May 2003

Notary Public

Davidson County DEEDWARR
Recvd: 05/22/03 08:26 2pgs
Fees:13.00 Taxes:680.80

20030522-0069760

(RES: SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oliver El-Shishini	Capital Mortgage Funding, LLC	Map 42-14
(NAME)	(NAME)	
129 West Marathona Rd.	442 Metroplex Dr. D118	Parcel 42
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rory Andrew Lithgow and wife, Angela Leigh Lithgow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oliver El-Shishini and Meg El-Shishini , husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots No. 52, 53, 54, and 55 of Block "B" on the map of Marthonna Subdivision, not of record, described according to a plan made by J.A. Mefford, Surveyor, in December 1937, as follows:

Beginning at a point in the easterly margin of Ezell Road West, at the common corner of Lots Nos. 51 and 52; thence with the line between said Lots, easterly 420 feet to a point; thence southerly 100 feet to the common corner of Lots Nos. 55 and 56; thence with the line between said lots, westerly 420 feet to the easterly margin of Ezell Road West; thence with the margin of the same, northerly 100 feet to the beginning.

Being the same property conveyed to Rory Andrew Lithgow and wife, Angela Leigh Lithgow on 05-07-96, by deed from Linda Highers, filed for record on 05-08-96, in Book 10044, page 368, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and/or easements found of record; (2) all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 129 West Marathona Rd., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9th day of May 2003

Rory Andrew Lithgow

Angela Leigh Lithgow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rory Andrew Lithgow and wife, Angela Leigh Lithgow

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of May, 2003.

Commission expires _____

Hugh B Shoulders Jr
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires JUN. 28, 2005

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public