146-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/03 15:59 2pgs
Fees:13.00 Taxes:166.50

20030523-0070947

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

X Maythem Al-Kanani
Affiant

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAYTHEM AHMED AL-KANANI (NAME)	CAVALRY BANKING (NAME)	MAP 135,
1601 Antioch Pike, Unit 40 (ADDRESS)	114 W. College Street (ADDRESS)	PARCEL 051
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	FB 02DX-00109

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, Charles T. Young, Jr. and wife, Ruth Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAYTHEM AHMED AL-KANANI

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:

LAND in Davidson County, Tennessee, being a tract of land in the 2nd, formerly the 5th Civil District of said County, described according to a survey thereof made by Z. J. Wilkinson, Surveyor, March 8, 1941, as follows:

BEGINNING at an iron pipe at the Southwest corner of the property conveyed to Lockie Smith, by deed from Mrs. Abbay Baskette Bucker, of record in Book 1072, Page 194, Register's Office for said County; which pipe is in the northerly line of the property conveyed to W. K. Ransom; thence, with said fence line and with said Ransom's northerly line, North 73 degrees West 205 feet; thence, North 89 degrees West 420 feet to a spike in the center of Franklin Limestone Road; thence, with the center of said Road, North 29 degrees East 235 feet to a point; thence, in an easterly direction 520 feet to a point in Smith's westerly line; thence, with Smith's westerly line, South 2 degrees East 150 feet to the point of BEGINNING.

BEING the same property conveyed to Charles T. Young, Jr. and wife, Ruth Young, by Warranty Deed from James Edwin Anglin and wife, Ruth E. Anglin, of record in Book 3279, Page 203, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building

CONTINUED

unimproved ( )
This is improved (X) property, known as 336 Franklin Limestone Road, Nashville, TN 37217
(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 22nd day of May, 2003

Charles T. Young, Jr.

Ruth Young

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 Charles T. Young, Jr. and wife, Ruth Young

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 NASHVILLE, Tennessee, this 22nd day of May, 2003

Commission expires 7/26/05

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, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.