Davidson County DEEDWARR
Recvd: 06/10/03 12:14 2pgs
Fees:13.00 Taxes:395.90
20030610-0079849

ADDRESS NEW OWNER: Jafar A. Shukri
201 Joann Court
Nashville, TN 37211

SEND TAX BILL TO: Union Planters Bank, National Association
Attn: Tax Dept.
7130 Goodlett Farms Parkway
Cordova, TN 38016

MAP-PARCEL NOS. 162-6 146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Yasin Taisir Kanakrieh, a married person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jafar A. Shukri, a married person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Section Two, Fair Oaks, of record in Deed Book 4460, Pages 52 and 53, Register's Office for said County.

Said Lot No. 86, which is a corner lot, fronts 86.00 feet on the easterly margin of Tusculum Court and fronts 75.00 feet on the southerly margin of Joann Court, said frontages being jointed by a curve having a length of 36.82 feet and extends back 129.80 feet on the easterly line and 123.12 feet on the southerly line to a point of intersection.

Being the same property conveyed to Yasin Kanakrieh by Deed dated October 19, 1987, from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of record in Book 7383, Page 443, Register's Office for Davidson County, Tennessee. The said Yasin Kanakrieh conveyed his interest to Yasin Taisir Kanakrieh and wife, Lisa M. Kanakrieh, by Quitclaim Deed dated April 10, 1992, of record in Book 8598, Page 967, said Register's Office. The said Lisa M. Kanakrieh conveyed her interest in the subject property to Yasin Taisir Kanakrieh by Quitclaim Deed dated February 28, 1994, of record in Book 9260, Page 372, said Register's Office. Yasin Kanakrieh is one and the person as Yasin Taisir Kanakrieh and Yasin T. Kanakrieh.

This is property with a common address of 201 Joann Court, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 4460, Page 52 and 53, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 4556, Page 718, said Register's office.

Najat Kanakrieh, spouse of Yasin Taisir Kanakrieh, hereby joins in this conveyance to convey any and all rights she may have in said property including but not limited to any marital rights therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of June 2003.

X Yasin Taisir Kanakrieh
Yasin Taisir Kanakrieh

X Najat Kanakrieh
Najat Kanakrieh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Yasin Taisir Kanakrieh, a married person, and wife, Najat Kanakrieh,** with whom I am personally acquainted, or who 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 office this 6th day of June 2003.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $107,000.00.

Affiant

Subscribed and sworn before me this 6th day of June 2003.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires JAN. 28, 2006

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229
(Davidson County - Box 27B)

File No. 0306-186