THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000538

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by SALEH MUSED and AMEEN HUSSAIN, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, ROGER D. LAWSON, and wife, JANICE LAWSON, have bargained and sold, and by these presents do transfer and convey unto the said SALEH MUSED and AMEEN HUSSAIN, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being the North 51 feet 101/2 inches of the East 147 feet of Lot No. 12 on the Plan of The Georgia Industrial Realty Companys Subdivision in north Nashville, Tennessee of record in Book 421, page 188 of the Register's Office for said County, and described according to a copy of a survey thereof made October 27, 1932, by W. B. Southgate, Surveyor, as follows:

Beginning at an iron pin, the southwest intersection of Osage Street and 238 Avenue North; thence with the westerly margin of 230 Avenue North southerly 51 feet 10 1/2 inches to a stake at the northeast corner of the property conveyed to A. W. Fisher and wife, Mattie B. Fisher, by deed from Mrs. C. G. Fisher and husband of record in Book 658, page 45 of said Register's Office; thence along A. W. Fisher's northerly line and parallel to the southerly margin of Osage Street westerly 147 feet to a point which is 63 feet east of the line between Lots Nos. 12 and 13; thence northerly parallel to said line 51 feet 10 1/2 inches to the southerly margin of Osage Street; thence with the margin of the same easterly 147 feet to the point of beginning.

Being the same property conveyed to Roger D. Lawson and wife, Janice Lawson, by deed from Roger D. Lawson and Jimmy D. Lawson, of record as Instrument No. 20000404-0033527, Register's Office for Davidson County, Tennessee.

This is improved property known as 1625 23rd Ave, N, Nashville, Tennessee 37208

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said SALEH MUSED and AMEEN HUSSAIN, their heirs and assigns, forever. And we do covenant with the said SALEH MUSED and AMEEN HUSSAIN, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said SALEH MUSED and AMEEN HUSSAIN, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 30th day of June, 2003.

Roger D. Lawson
ROGER D. LAWSON

Janice Lawson
JANICE LAWSON

Davidson County DEEDWARR
Recvd: 07/18/03 09:48 2pgs
Fees:13.00 Taxes:284.90
20030718-0101009

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **ROGER D. LAWSON,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 30th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires OCT.

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JANICE LAWSON,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 30th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires OCT.

AFFIDAVIT

*77,000.00

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $~~70,500.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

MUSED
AFFIANT

Sworn to and subscribed to before me this 30th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires OCT.

MAP 81-10
PARCEL 352.00

ADDRESS OF NEW OWNERS:
SALEH MUSED and
AMEEN HUSSAIN
1623 23rd Ave, North
Nashville, TN 37208

SEND TAX BILLS TO:

SAME