This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 08/22/03 08:27 2pgs
Fees:13.00 Taxes:330.23
20030822-0121916

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Ahmad Y. Kanakrieh	Same	Map 51-03
4179 Apache Trail		Par 28
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Doyle R. Howard, have this day bargained and sold, and do hereby transfer and convey to the said Ahmad Y. Kanakrieh, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lots Nos. 39, 40, 41 and 42 of Block "D" on the Map of the Subdivision of Marthonna, not of record, and described according to a loan survey by Parrish-Ragan, Inc., dated July 23, 1971, as follows:
>
> Beginning at a point in the southerly margin of Vantrease Road (formerly Ezell Road South) at the common corner of Lots Nos. 38 and 39, being 625 feet east of the center of Marthonna Road West (formerly Ezell Road West) where it intersects Vantrease Road; thence southerly with the line between lots, 337.6 feet to a point; thence south 88 deg. 40 min. East 100 feet to the common corner of Lots Nos. 42 and 43; thence northerly with the line between said lots, 335.9 feet to the southerly margin of Vantrease Road; thence with the margin of the same, North 86 deg. 02 min. West 100 feet to the point of beginning.
>
> BEING the same property conveyed to Doyle R. Howard and wife, Mary Frances B. Howard by Warranty Deed from William A. Gullette and wife, Edna D. Gullette, dated August 6, 1971, and recorded on August 12, 1971, at Book 4528, page 318 as re-recorded in Book 4533, page 244, said Register's Office.
>
> This is improved property known as 624 Vantrease Road, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Ahmad Y. Kanakrieh, his heirs and assigns, forever.

And I, Doyle R. Howard, do covenant with the said Ahmad Y. Kanakrieh that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2003.

And I, Doyle R. Howard, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ahmad Y. Kanakrieh, his heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS my hand [redacted] this 12 day of August 2003.

Doyle R. Howard by Jeffrey D. Howard, POA
DOYLE R. HOWARD,
by Jeffrey D. Howard, Power of Attorney

STATE OF TEXAS)
)
COUNTY OF HARRIS)

On this 12 day of August, 2003, before me personally appeared Jeffrey D. Howard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Doyle R. Howard and who acknowledged that he executed the same as the free act and deed of said Doyle R. Howard.

S. M. RIZVI
Notary Public, State of Texas
My Commission Expires
July 18, 2007

M Rizvi
NOTARY PUBLIC

My Commission Expires:
JULY 18, 2007

The above referenced Power of Attorney naming Jeffrey D. Howard as the attorney in fact for Doyle R. Howard has been recorded as Instrument Number 20030822-0121915, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 89,250.00.

Doyle R. Howard by Jeffrey D. Howard
AFFIANT

Subscribed and sworn to before me, this 12 day of August 2003.

S. M. RIZVI
Notary Public, State of Texas
My Commission Expires
July 18, 2007

M Rizvi
NOTARY PUBLIC

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.