WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/04 14:01 3pgs
Fees:18.00 Taxes:1232.10

20040114-0005943

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 333,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 2004

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Said A. Mohammed (NAME)	SAME AS NEW OWNER (NAME)	Map 82-2 Par.66
2711 Cedar Avenue South (ADDRESS)	(ADDRESS)	Map 82-3 Parcels: 12, 13, 14, 15 and 16
Renton, WA 98055 (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, Fares Mohd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Said A. Mohammed

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:

SEE ATTACHED EXHIBIT "A"

unimproved ( )
This is improved (X) property, known as 901 Dickerson Road&adjoininglots, Nashville, TN 37207
(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 my hand this 5th day of January 2004

Fares Mohd

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 Fares Mohd

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 5th day of January 01, 2004.

Commission expires March 25, 2006

Notary Public

DAVIDSON COUNTY, TENN.
My Commission Expires March 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, 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 corporation, 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 _____, _____.

My commission expires _____

_____
Notary Public

Tract I(Map & Parcel 82-02-066) EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Sharpe and Horn's Second Subdivision of the Lucy H. Lindsley Land, as of record in Book 161, Page 53, Register' Office for said County, and a lot adjoining same on the north fronting 35 feet on North First Street, described together as follows: Beginning on the easterly margin of North First Street at the corner of Lots Nos. 3 and 4 in the above mentioned plan, said point being 50 feet north of the northerly margin of Cleveland Street: thence northwardly with the easterly margin of said North First Street 80 feet; thence eastwardly and parallel to Cleveland Street 156 feet, more or less, to an alley; thence southwardly parallel to said North First Street 80 feet to the line between Lots Nos. 3 and 4 in said plan; thence westwardly with the line between said two lots 156 feet, more or less, to the beginning.

Tract II (Map & Parcel 82-03-016)
A lot or parcel of land in the 20th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, July 6, 1944 as follows: Beginning on the westerly margin of Joseph Avenue at a point 145.2 feet north of the northerly margin of Cleveland Street, said point being the northeast corner of the property conveyed to Wallace and Catherine Hornal, by deed from Joe Kornman and wife, of record in Book 1304, Page 109, Register's Office for said County, thence with the westerly margin of said Avenue northwardly 46 feet; thence westwardly 150.8 feet to the easterly margin of an alley, thence with said alley, southwardly 46 feet to the northwest corner of said Hornal lot; thence with the northerly line of the same eastwardly 151.3 feet to the point of beginning.

Tract III (Map & Parcel 82-03-015)
Land in the 20th Ward of the City of Nashville, Davidson County, Tennessee, described as follows: Beginning on the westerly margin of Joseph Avenue at the northeast corner of Lot No. 67 in Sharpe and Horn's Second Subdivision, a plan of which is of record in Book 161, Page 53, Register's Office for said County, owned by R. L. Wright; thence with the westerly margin of said Avenue northwardly 50 feet to a stake, J. R. Allen's southeast corner; thence with his southerly line, westerly 150 feet, more or less, to the easterly margin of an alley; thence with said alley, southerly 50 feet to the northwest corner of said Lot No. 67; thence with the northerly line of said lot; easterly 150 feet, more or less, to the beginning.

Tract IV (Map & Parcel 082-03-014)
Land in the 20th Ward of Nashville, Davidson County, Tennessee, being parts of Lots 67 and 68 in the Sharpe-Horn's Second Addition of record in Book 161, Page 53, Register's Office for said County. Said parts of lots 67 and 68 are located on the northwest corner of Joseph Avenue and Cleveland Street, in the City of Nashville, Tennessee and front fifty (50) feet more or less on the northerly side of Cleveland Street and run back between parallel lines 95 feet more or less to a dead line.

Tract V (Map & Parcel 082-03-013)
Land in Davidson County, Tennessee, being the middle part of Lots Nos. 67 and 68 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, Page 53, Register's Office for said County, more particularly described as follows: Beginning at a point in the northerly margin of Cleveland Street, and beginning point is 50.7 feet west of the northwest corner of Cleveland Street and Joseph Avenue, and being Frank Lee Jenkins and wife's southwest corner; running thence with the northerly margin of Cleveland Street, westwardly 55.6 feet, thence northwardly 95 feet; thence eastwardly 55.6 feet; thence southwardly 95 feet to the northerly margin of Cleveland Street, the point of beginning.

Trace VI (Map and Parcel 082-03-012)
Land in Davidson County, Tennessee being the westerly 46.7 feet of Lots Nos. 67 and 68 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, Page 53, Register's Office for said County, said part of lots No. 67 and 68 fronts 46.7 feet on the northerly side of Cleveland Street, formerly Joy Avenue, and runs back between parallel lines, with the easterly margin of an alley 95 feet to a dead line.

Being the same property conveyed to Fares Mohd by Special Warranty Deed recorded as Instrument 20020802-0092936, Register's Office for Davidson County, Tennessee.

A part of the consideration for this transfer is the assumption of the unpaid balance of a Deed of Trust and Note executed by Fares Mohd and wife, Samah Mohammed dated July 31, 2002, which Deed of Trust Note is payable to Nathan Wall and wife, Patricia Wall and which Deed of Trust is of record as Instrument No. 20020802-0092937, Register's Office for Davidson County, Tennessee which the Grantee herein assumes and agrees to pay.