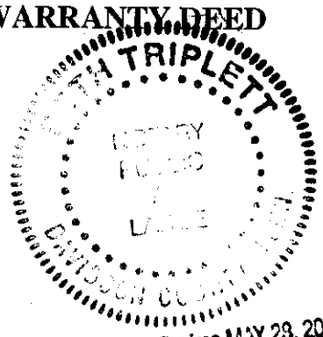
Box 13 #7054

WARRANTY DEED



My Commission Expires MAY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES: 5/28/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Mohammed ~~NEW OWNER~~ Abulaban	MAP-PARCEL NUMBERS
Mohammed Abulaban (NAME)	(NAME)	MAP 119-13
467 Radnor Street (ADDRESS)	467 Radnor Street (ADDRESS)	PARCEL 229
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN. 37211 (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, Charles Cleo Peale and wife, Florence Marie Peale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohammed Abulaban ~~and wife, Maha Abulaban~~ Married

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 Lot No. 118, 119 and the westerly half of Lot No. 120 on the Map of College Heights of record in Book 332, page 19, Register's Office for Davidson County, Tennessee.

Said Lots No. 118, 119 and the westerly part of Lot No. 120 fronts together 125 feet on the southerly side of Radnor Street and run back between parallel lines 169 feet to an alley.

Being the same property conveyed to Charles Cleo Peale and wife, Florence Marie Peale, by deed from Lawrence E. Potts and wife, Mary C. Potts, of record in Book 7656, page 330, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 19, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/18/04 16:04 2pgs
Fees:13.00 Taxes:323.75



20040218-0018988

unimproved ( )
This is improved (X) property, known as 467 Radnor Street, Nashville, Tennessee 37211
(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 9th day of February, 2004

Charles Cleo Peale
Charles Cleo Peale

Florence Marie Peale
Florence Marie Peale

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 Cleo Peale and wife, Florence Marie Peale

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 9th day of February, 2004.

Commission expires _____

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 _____ 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