40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Zozan N. Khalifa
337 Ocala Drive
Nashville, TN 37211

SEND TAX BILL:

CTX Mortgage Company, LLC
P. O. Box 199077
Dallas, TX 75219-9077

MORTGAGEE:
CTX Mortgage Company, LLC
P. O. Box 199077
Dallas, TX 75219-9077

MAP AND PARCEL:
MAP 162-5
PARCEL 212

Davidson County DEEDWARR
Recvd: 03/23/04 15:27 2pgs
Fees:13.00 Taxes:481.00
20040323-0032831

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Najeeb K. Sayfaddin and wife, Lahijan M. Ali**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Zozan N. Khalifa**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Hickory Valley Subdivision, Section 3, as shown on the the Plat of record in Plat Book 4460, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Najeeb Kalifa Sayfaddin and wife, Lahijan M. Ali, as to a one half undivided interest, and Issa Abdullha Mossa, as to a one half undivided interest, by deed from Alan R. Bussey and wife, Annie M. Bussey, of record in Book 10145, page 372, Register's Office for Davidson County, Tennessee. The said Issa Abdullha Mossa, also known as Issa A. Mossa, conveyed his interest in the property to Najeeb K. Sayfaddin and wife, Lahijan M. Ali by Quitclaim Deed of record in Book 11215, page 695, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 337 Ocala Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of March, 2004.

Najeeb K. Sayfaddin

Lahijan M. Ali

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Najeeb K. Sayfaddin and wife, lahijan M. Ali, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23rd day of March, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007