WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/04 09:37 2pgs
Fees:13.00 Taxes:795.50

20040608-0067428

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 215,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
4th DAY OF June, 2004

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

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
Fares El Mohammed (NAME)	Same as New Owner (NAME)	MAP 105-16
710 Gallatin Road (ADDRESS)	(ADDRESS)	PARCEL 219
Nashville (CITY) TN (STATE) 37206 (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, James Kelly Guess

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fares El 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:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin at the North end of the turn at the Northeast corner of the intersection of Nolensville Pike (U. S. Highways 41A and 31A) and Polk Avenue, thence run North 45 degrees 05' West along the Northeasterly margin of Nolensville Pike 109.30 feet to an iron pin; thence run North 86 degrees 58' East 286.73 feet to an iron pin; thence run South 0 degrees 17' West 100 feet to an iron pin in the northerly margin of Polk Avenue; thence run westerly along the arc of a curve (same being the northerly margin of Polk Avenue) having a radius of 388.17 feet and a chord bearing and chord length of South 81 degrees 07' 45" West 126.96 feet, a distance of 127.54 feet to an iron pin; thence run westerly along the arc of a curve (same being the northerly margins of Polk Avenue and Nolensville Pike) having a radius of 94.00 feet and a chord bearing and chord length of North 71 degrees 53' 15" West 87.38 feet, a distance of 90.88 feet to the point of beginning, described according to survey by Barge, Waggoner and Sumner, Engineers, dated March 7, 1961.

Being the same property conveyed to James Kelly Guess by General Warranty Deed from Terry W. Johnson and Searcy R. Page of record in Book 10212, Page 963, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2004, A LIEN, BUT NOT YET DUE AND PAYABLE, THE PAYMENT OF WHICH IS THE RESPONSIBILITY OF THE GRANTEE HEREIN.

unimproved ( )
This is improved (X) property, known as 1916 Nolensville Road, Nashville, TN 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 my hand this 4th day of June 2004

James Kelly Guess

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 James Kelly Guess

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 Nashville, Tennessee, this 4th day of June, 2004.

Commission expires March 25, 2006

Notary Public

DEBRA GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

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 _____ 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