40-A

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

Davidson County DEEDWARR
Recvd: 07/19/04 15:50 2pgs
Fees:13.00 Taxes:451.03
20040719-0086064

ADDRESS NEW OWNER:

Jayceson L. Lanahan
Catherine N. Lanahan
4651 Forest Ridge Drive
Hermitage, TN 37076

SEND TAX BILL:

U.S. Bank Home Mortgage
221 W. Cherry
Nevada, MO 64772

MORTGAGEE:
U.S. Bank Home Mortgage
221 W. Cherry
Nevada, MO 64772

MAP AND PARCEL:
Map 87-9
Parcel 36

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, **Salah Chasib Al-Saad and wife, Nahad G. Al-Saad**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Jayceson L. Lanahan and wife, Catherine N. Lanahan**, ("Grantee"), their 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. 202 on the Plan of Valley Grove Subdivision, Section 9, of record in Plat Book 5200, page 605, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Salah Chasib Al-Saad and wife, Nahad G. Al-Saad by deed from Gus J. Awali and wife, Tammy Awali of record in Book 10982, page 828, Register's Office for Davidson County, Tennessee.
>
> 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 4649 Forest Ridge Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their 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, their 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 its hand this 19th day of July, 2004.

Salah Chasib Al-Saad

Nahad G. Al-Saad

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Salah Chasib Al-Saad and Nahad G. Al-Saad, 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 19th day of July, 2004.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires
January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $121,900.00.

AFFIANT

Subscribed and sworn to before me
this 19th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires
January 29, 2005