Box 17

WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF AUGUST, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-08

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00389 BERWAY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Saadi Berwary, married	FirstBank	MAP:162-05
300 Eulala Court	200 Fourth Avenue North	Parcel:271.00
Nashville, TN 37211	Nashville, TN 37219	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EULA M. COLLINS, UNMARRIED

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

SAADI BERWARY, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 300 Eulala Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 9th day of August, 2004.

Eula M. Collins by JoAnn Akin Atty. in fact
Eula M. Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 9th day of August, 2004, before me personally appeared JoAnn Akin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eula M. Collins and acknowledged that she executed the same as the free act and deed of said Eula M. Collins.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

Davidson County DEEDWARR
Recvd: 08/17/04 14:20 2pgs
Fees:13.00 Taxes:555.00

20040817-0099412

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Section 3, Hickory Valley Subdivision, of record in Book 4460, Page 86, Register's Office for said County.

Said Lot No. 148, which is a corner lot, fronts 94.68 feet on the northeasterly margin of Eulala Court and fronts 76.97 feet on the northwesterly margin of Eulala Circle, said frontages being joined by a curve having a length of 36.14 feet, and extends back 112.11 feet on the northwesterly line and 111.29 feet on the northeasterly line to a point of intersection.

Being the same property conveyed to Eula M. Collins and John P. Frazier by Deed of record in Book 9046, Page 199, said Register's Office. John P. Frazier having since died intestate, with no other heirs, the property is now vested in Eula M. Collins..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Eula M. Collins pursuant to a power of attorney executed by the same on the 08/09/2004, and being filed for in Instrument # 20040817-0099411, Register's Office for Davidson County, Tennessee.