FILE BOX "7"

Davidson County DEEDWARR
Recvd: 03/17/05 12:29 2 pgs
Fees:13.00 Taxes:925.00

20050317-0029481

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43672

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ABRAHAM DABIT **816 Clear View Drive** **Charleston, SC 29412**	**S A M E**	**93-2-3-45**

FOR AND IN 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 , **I, HANNA ANKI**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABRAHAM DABIT AS TENANT IN COMMON WITH FARAH DABIT**

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:

Situate in the City of Nashville, beginning at a point on the east line of Fifth Avenue, North (formerly North Summer Street) forty-two feet six inches (42' 6") from the southeast corner of Union and Fifth Avenue, North: thence running southwardly along the east margin of said Fifth Avenue forty-two (42') feet; thence eastwardly and parallel with said Union Street, seventy-five (75') feet to an alley; thence northwardly along the west line of said alley forty-two (42') feet; thence westwardly seventy-five (75') feet to the beginning. For further and full particulars, see Book 388, page 736, Register's Office for Davidson County, Tennessee and deed of the Jesse French Piano & Organ Company to the said Henry Gennett, there recorded, dated November 7, 1910.

Being the same property conveyed to Farah Dabit and Hanna Anki by deed from Alice M. Karlebach, Successor Trustee, of record in Book 9922, page 859, Register's Office for Davidson County, Tennessee.

This is improved property known as 240-242 Fifth Avenue, North, Nashville, Tennessee 37206

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 MARCH, 2005.

X Hanna M. Anki

HANNA ANKI

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 HANNA ANKI, 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 the 4TH day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006