RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashvill,e TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/05 14:44 2 pg:
Fees:13.00 Taxes:518.00

20050411-0039891

SHARON L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 2005

NOTARY PUBLIC AT LARGE
Sharen L. Clevenger
My Commission Expires March 22, 2008

Notary Public

MY COMMISSION EXPIRES: 3.22.08
(AFFIX SEAL)
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teri Jo Ramsey (NAME)	Franklin American Mortgage (NAME)	MAP 51-3
624 Vantrease Road (ADDRESS)	501 Corporate Centre Drive #400 (ADDRESS)	PARCEL 28
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, Ahmad Y. Kanakrieh, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teri Jo Ramsey , **unmarried**

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 Lot Nos. 39, 40, 41 and 42 of Block "D" on the Map of the Subdivision of Marthonna, not of record, and described according to a loan survey by Parrish-Ragan, Inc., dated July 23, 1971, as follows:

Beginning at a point in the southerly margin of Vantrease Road (formerly Ezell Road South) at the common corner of Lot Nos. 38 and 39, being 625 feet east of the center of Marthonna Road West (formerly Ezell Road West) where it intersects Vantrease Road; thence southerly with the line between lots, 337.6 feet to a point; thence South 88 deg. 40' East 100 feet to the common corner of Lot Nos. 42 and 43; thence northerly with the line between said lots, 335.9 feet to the southerly margin of Vantrease Road; thence with the margin of the same, North 86 deg. 02' West 100 feet to the point of beginning.

Being the same property conveyed to Ahmad Y. Kanakrieh by deed dated 8/12/03 from Doyle R. Howard of record in Instrument No. 20030822-0121916, Register's Office for Davidson County, TN.

Subject to an easement for sanitary sewers of record in Book 5268, page 851, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 624 Vantrease Road, Madison, TN 37115
(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 30th day of March, 2005

Ahmad Y Kanakrieh By Mohammad T. Kanakrieh TAISIR ATTY IN FACT
Ahmad Y. Kanakrieh
by Mohammad Tisyir Kanakrieh by Power of Attorney of record

in Instrument No. 20050411-0039890 Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On March 30, 2005 before me personally appeared Mohammad Tisyir Kanakrieh to me known to be the person who executed the foregoing instrument in behalf of Ahmad Y. Kanakrieh aka Ahmad Yasin Kanakrieh and acknowledged that he executed same as the free act and deed of said Ahmad Y. Kanakrieh for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2005.

My Commission Expires:
3-21-09

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 2005 are prorated and assumed by the Grantee herein.

The legal description is the same as the previous deed of record.