Davidson County DEEDWARR
Recvd: 05/05/05 08:09 2 pgs
Fees:13.00 Taxes:462.50
20050505-0050289

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Maged A. Abbas	New Owner	81-2-200
2602 Clarksville Pike		
Nashville, TN 37208		

For good and valuable consideration received, **Kent Harrell, Executor of the Estate of Emerson B. Smith, Jr.** by these present does transfer and convey by Last Will and Testament, as established in Probate Court for **Davidson** County, Tennessee, being **Docket No. 04P-1812** unto the Grantee, **Maged A. Abbas and Nabil R. Yafai,** all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Emerson B. Smith, Jr.,** described as follows:

Land in Davidson County, Tennessee, being Lot 7, E.B. SMITH SUBDIVISION, as shown on plat of record in Plat Book 6200, Page 704, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to E.B. Smith, Jr. by Warranty Deed from Ben West and Earl Hutcheson, as trustees, under the will of William Frank Hagey, recorded on the 1st day of May, 1967 in Deed Book 4126, Page 425, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 2602 Clarksville Pike Nashville, TN 37208

Said Property is conveyed subject to any and all restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as Executor of the **Estate of Emerson B. Smith** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 26TH day of APRIL 2005.

Kent Harrell, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April 2005, before me personally appeared, Kent Harrell, Executor of the Estate of Emerson B. Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Emerson B. Smith and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 26th day of April 2005.

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me this 26th day of April, 2005.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008