Davidson County DEEDWARR
Recvd: 08/09/05 10:26 2 pgs
Fees:13.00 Taxes:296.00
20050809-0094081

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Salah Ayesh, et al<br>383 Murfreesboro Rd.<br>Nashville, TN 37210 | Same as New Owner | Map 34-13<br>Parcel 28 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILLIAM V. BANDY, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto SALAH AYESH, a single man, and SULEIMAN ABOUS, a single man, as tenants in common, each owning a one-half (1/2) undivided interest, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:
Being Lots Nos. 15 and 16, Block "H" on the Plat of Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 25 feet on the southerly side of Tennyson Avenue and runs back 163-1/2 feet on the westerly line and 162 feet on the easterly line, to a dead line and measures 25 feet 1 inch thereon.

Said Lot No. 16 fronts 25 feet on the southerly side of Tennyson Avenue and runs back 162 feet on the westerly line and 160 feet on the easterly line, to a dead line and measures 25 feet 3 inches thereon.

TRACT NO. 2:
Land in Davidson County, Tennessee, being Lots Nos. 11, 12, 13 and 14, Block "H" on the Plan of Edenwold City Subdivision, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William Bandy, unmarried, by deed from Tonya Michelle Flatt Richards, unmarried, of record in Instrument No. 20030408-0046428, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property located on Tennyson Avenue, Madison, Tennessee 37115.

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.

*THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES WITHOUT A TITLE SEARCH ON THE PART OF THE PREPARER.*

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

WILLIAM V. BANDY, a Single man

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

My Commission Expires Dec. 6, 2005

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM V. BANDY, a single man, 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, at office, this the 2nd day of August, 2005.

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of August, 2005.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005