Davidson County DEEDWARR
Recvd: 08/09/05 10:26 2 pgs
Fees:13.00 Taxes:259.00
20050809-0094082

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 383 Murfreesboro Rd. Nashville, TN 37210	Same as New Owner	Map 34-13 Parcel 57

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 (½) 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:

Being Lot No. 1 on the Plan of Aquarius Apartments, of record in Book 4595, Page 28, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north margin of Edgemeade Boulevard 150 feet west of the intersection of Aurora Avenue and said Boulevard; thence leaving said Boulevard with the west line of the herein described tract North 5 deg. 14 min. East 514.58 feet to a point; thence North 76 deg. 35 min. East 115.90 feet to a point; thence North 65 deg. 14 min. East 46.51 feet to a point; thence South 5 deg. 15 min. West 528.62 feet to a concrete monument in west margin of Aurora Avenue, the beginning of a curve to the right having a radius of 50.0 feet; thence around said curve a distance of 80.38 feet to a concrete monument in the north margin of Edgemeade Boulevard; thence with said Boulevard North 82 deg. 38 min. West 150.0 feet to the point of beginning.

Being the same property conveyed to William V. Bandy, by deed from William G. Cole, Jr. and wife, Margaret B. Cole, of record in Instrument No. 20041015-0124098, 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 Edgemeade Blvd, 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.

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:

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

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 GRANTEE when due.

2. Subject to any and all matters as they may appear on the Plan of Aquarius Apartments of record in Book 4595, page 28, 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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

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