THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/01/05 13:08 4 pgs
Fees:23.00 Taxes:595.70

20050901-0105082

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
SAED YACOUB QIQIEH	SAME	42-1-24
827 FONNIC DRIVE		
NASHVILLE, TENNESSEE 37207		

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, WE, Mildred L. Preston, Jonathan E. Preston, Claudia J. Thompson, Jerry W. Preston, John A. Preston, Jr., and Frances C. Eggstein, beneficiaries under the Will of the estate of John A. Preston, Sr., have bargained and sold, and by these presents do transfer and convey unto Saed Yacoub Qiqieh, an unmarried man, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 25 on the Plan of Ozark Hills, of record in Plat Book 3700, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to John A Preston, Sr., unmarried from Robert S Young and wife, Frances H Young by deed dated 06/28/96 of record in Book 10114 Page 744, said Register's Office. The said John A. Preston, Sr. having since died on April 16, 2005, leaving as beneficiaries under a Will the following persons: Mildred L. Preston, Jonathan E. Preston, Claudia J. Thompson, Jerry W. Preston, John A. Preston, Jr. and Frances C. Eggstein of record in Instrument # Will Volume Book #58 37/192657 said Register's Office.

This is improved property known as: 827 Fonnic Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 19th day of AUGUST, 2005.

Mildred L. Preston
MILDRED L. PRESTON

Claudia J. Thompson BY
CLAUDIA J. THOMPSON
BY: JERRY W. PRESTON ATTY-IN-FACT

JOHN A. PRESTON, JR.

Jonathan E. Preston
JONATHAN E. PRESTON

JERRY W. PRESTON

Frances C. Eggstein BY
FRANCES C. EGGSTEIN
BY: JERRY W. PRESTON ATTYINFACT

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mildred L. Preston with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 19TH day of AUGUST, 2005.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $161,000.00.

Affiant

Subscribed and sworn to before me this 19TH day of AUGUST, 2005.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan E. Preston with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 19TH day of AUGUST, 2005.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry W. Preston with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 19TH day of AUGUST, 2005.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named John A. Preston, Jr. the bargainor, with whom I am personally acquainted (or whose identity was 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 on this 19th day of Aug, 2005.

S. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

State of: Tennessee
County of: Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry W. Preston with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Frances C. Eggstein, acknowledged that such person executed the same as the free act and deed of Frances C. Eggstein evidenced by that certain Power of Attorney of record in Book __, page __, in the Register's Office for Sumner County, Tennessee

Witness my hand and official seal at office this 19th, day of Aug 2005.

My commission expires: 03/06/06

S. Keith Bell
NOTARY PUBLIC

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

State of: Tennessee
County of: Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry W. Preston with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Claudia J. Thompson, acknowledged that such person executed the same as the free act and deed of Claudia J. Thompson evidenced by that certain Power of Attorney of record in Book __, page __, in the Register's Office for Sumner County, Tennessee

Witness my hand and official seal at office this 19th, day of Aug 2005.

My commission expires: 03/06/06

S. Keith Bell
NOTARY PUBLIC

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE