THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Ismail M. Arizy, et ux
3812 Sam Boney Drive
Nashville, TN 37211

MAP PARCEL NUMBERS
Map & Parcel No.--133-11, #52

This Deed was prepared solely from information furnished by the parties herein. No title search was requested or completed on the property herein and preparer of this instrument assumes no liability or responsibility as to what a title search would disclose.

Davidson County DEEDWARR
Recvd: 09/07/05 10:17 2 pgs
Fees:13.00 Taxes:383.44
20050907-0107214

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of September, **2005**, by and between **Jhear Arizy and Ide S. Hassan, both unmarried**, party of the first part, and **Ismail M. Arizy and Asmar M. Kither, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$103,633.49** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Paragon Mills, of record in Book 3300, page 100, Register's Office for said County.

Said Lot No. 20 fronts 60.0 feet on the northeasterly side of Sam Boney Drive and extends back between lines 174.3 feet on the northwesterly side and 171.9 feet on the southeasterly side to a dead line in the rear, measuring 60.0 feet thereon.

Being the same property conveyed to Jhear Arizy and Ide S. Hassan by deed from Shirley J. Morton, unmarried, of record in Instrument No. 20020219-0021200, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been assumed by the Grantor(s); any and all matters appearing of record in Book 3300, page 100; Restrictions of record in Book 3508, page 159, said Register's Office; and any and all zoning regulations, easements, restrictions, setback lines, right of ways, etc., said Register's Office.

The legal description is identical to the one in the previous deed of record.

The above referenced property is also known as 3812 Sam Boney Drive.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jhear Arizy

Ide S. Hassan

STATE OF TENNESSEE, COUNTY OF Davidson

* both unmarried

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jhear Arizy and Ide S. Hassan,** ~~husband and wife~}* to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 2nd day of September, **2005.**

My commission expires 1-27-07

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$103,633.49**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of September, **2005.**

NOTARY PUBLIC

My commission expires: 1-27-07

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

PROPERTY ADDRESS:
3812 Sam Boney Drive
Nashville, TN 37211

Name & address of new owner:
Ismail M. & Asmar M. Kither
3812 Sam Boney Drive
Nashville, TN 37211