This Instrument Prepared by, & Return To:
Charles E. Reed, Attorney at Law
325 Plus Park Blvd., Suite 203
Nashville, TN 37217
Telephone: (615) 365-4014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $118,500.00

Affiant

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

Notary Public
My commission expires: 03/19/2006

CHARLES E. REED NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

Davidson County DEEDWARR
Recvd: 10/07/05 16:17 2 pgs
Fees:13.00 Taxes:438.45
20051007-0121814

| Address of New Owner: | Send Tax Bills to: | Assessor's Parcel ID: |
|---|---|---|
| Howard E. Seibel<br>5261 Fredericksburg Way East<br>Brentwood, TN 37027 | NEW OWNER | 081-08-026.00 |

## WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Wahib Ibrahim, a married man, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Howard E. Seibel and wife Gi Soon Seibel, hereinafter called the Grantee, his/her/their heirs and assigns, the real property, together with all improvements located thereon, described as follows:

See Exhibit A attached hereto and incorporated herein.

This conveyance is made subject to the following:

1. Year 2005 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters of record in the Register's Office of Davidson County, Tennessee.

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/her/their heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind him/her/themselves, his/her/their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This property is improved property known as: 918 Buchanan Street, Nashville, TN.

Grantor represents and warrants that this property is investment property and is not, and has never been, the residence of the Grantor or of any spouse of Grantor.

WITNESS my hand this 26th day of September, 2005.

Wahib Ibrahim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 26th day of September, 2005.

Notary Public

CHARLES E. REED NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

My Commission expires: 03/19/2006

**EXHIBIT A**

**LEGAL DESCRIPTION**

Land located in Davidson County, Tennessee being the westerly 9 feet 2 inches of Lot No. 9, and all of Lots Nos. 10 and 11, shown on the Subdivision of Lot No. 1 of the Woodard Property, as of record in Book 57, page 83, Register's Office for said County, described together according to a survey made by T.R. Sanford, Surveyor, November 5, 1959, as follows:

Beginning at the northeasterly intersection of 10th Avenue North and Buchanan Street; thence with the easterly margin of said 10th Avenue North, northerly 152 feet 9 inches to the southeasterly intersection of said Avenue, and a 10-foot alley; thence with the southerly margin of said alley easterly 109 feet 4 inches to a point; thence southerly and parallel with the line between said Lots Nos. 9 and 10, 150 feet to a point in the northerly margin of said Buchanan Street; thence with the margin of same, westerly 75 feet 10 inches to the beginning.

Being the same property conveyed to Wahib Ibrahim, a married man, from Cedar Lake Realty, LLC by Quitclaim Deed recorded simultaneously herewith as Instrument 20051007-0121813, Register's Office for Davidson County, Tennessee.