THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24764-09-2005** File Box 9b	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $49,500.00. Affiant Subscribed and sworn to before me this 15th day of December, 2005. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: John S. Crouch 216 Rucker Avenue Nashville, TN 37210	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.94-14 Parcel No. 17.00 AND 22.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jamal Ayesh**, ('Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John S. Crouch dba J & B Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 817 Heathcote Ave. & 302 Rucker Ave., Nashville, TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of December, 2005.

Jamal Ayesh

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jamal Ayesh**, 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 15th day of December, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 12/21/05 14:04 2 pgs
Fees:13.00 Taxes:183.15

20051221-0153074

EXHIBIT "A"

TRACT 1:
Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 27 and parts of Lot No. 26 and 25 on the map of the M.W. Omohundro's Subdivision.

Said lot and parts of lots begin at a point in the northwest corner of said Lot No. 27 and runs easterly along the southerly edge of Heathcote Avenue 60' to a rock fence, thence southeasterly along to the center of the said rock fence 100 feet, thence westerly 110 feet to the southwest corner of said Lot No. 27, thence northerly 100 feet to the beginning.

TRACT II:
Land in Davidson County, Tennessee, being the northerly 100 feet on Lots Nos. 22, 23, 24, 25, 26 and 27 on the Map of M.W. Omohundro's Subdivision, of Lot No. 17 and parts of Lots Nos. 9 and 10, of the W.B. Lewis property, as of record in Book 332, page 170, said Register's Office.

Said parts of Lots Nos. 22, 23, 24, 25 , 26 and 27 front together 297 feet on the southerly side of Heathcote Avenue and run back between parallel lines, Lot No. 27 running back with the easterly margin of Rucker Avenue and Lot No. 22 running back with the westerly margin of an alley, 200 feet to a dead line, and measure 297 feet thereon.

INCLUDED, but expressly EXCLUDED, from the above description, is a portion of the property which was conveyed to John G. Farris of record in Book 3220, page 566, said Register's Office and a portion which was conveyed to Jack Farris and wife, Mary Christine Farris, of record in Book 3954, page 12, said Register's Office.

Being the same property conveyed to Khalid Ayesh and Jamal Ayesh, each a 1/2 undivided interest as tenants in common by warranty deed Deed dated, May 4, 2000 from John Richard Farris and Michael Griffin Farris and Vicki Rene Farris of record in Instrument No. 200005050045775, Register's Office for Davidson County, Tennessee. Khalid Ayesh has since conveyed his interest in said property to Jamal Ayesh by quitclaim deed of record in Instrument No. 20030415-0050287, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6421, page 945, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 332, page 170, Register's Office for Davidson County, Tennessee.