This Instrument Prepared By:
ADAM T. DODD, Attorney at Law
104 South Maple Street
Murfreesboro, Tennessee 37130
From Information Furnished by the Parties

MAP & PARCEL: 148-2-008.00

FILE BOX 45

NAME & ADDRESS OF NEW OWNER:

Hassan M. Hamza and Thura F. Hamid
205 Margo Lane
Nashville, TN 37211

SEND TAX BILLS TO:

owner

Davidson County DEEDWARR
Recvd: 04/28/06 12:21 2 pgs
Fees:13.00 Taxes:473.60

20060428-0048930

WARRANTY DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JESSE R. CUNNINGHAM and wife NELLIE L. CUNNINGHAM**, Grantors, have this day bargained and sold and do hereby transfer and convey unto **HASSAN M. HAMZA and wife THURA F. HAMID**, Grantees, their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 117, on the Plan of Haywood Acres, Section IV, of record in Book 2900, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete legal description.
>
> BEING the same property conveyed to Jesse R. Cunningham and wife Nellie L. Cunningham by warranty deed from dated August 29, 1977, from John M. Davis and wife, Anita J. Davis, of record at Book 5191, page 580, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same; and that the same is unencumbered except by the 2006 property taxes, liens not yet due and payable, which have been prorated at closing and responsibility for which is assumed by the Grantees herein.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantees with delivery of this deed.

WITNESS MY HAND ON this the 27th day of April, 2006.

Jesse R. Cunningham
JESSE R. CUNNINGHAM

Nellie Cunningham
NELLIE L. CUNNINGHAM

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, JESSE R. CUNNINGHAM and wife NELLIE L. CUNNINGHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 27th day of April, 2006.

Adam T. Dodd
NOTARY PUBLIC

ADAM T. DODD NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: DECEMBER 15, 2007

My commission expires: 12-15-2007

STATE OF TENNESSEE)
:ss
COUNTY OF ~~RUTHERFORD~~ DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa R. White
AFFIANT

Sworn to and subscribed before me,
this 27 day of April, 2006.

Zana C. Petty
NOTARY PUBLIC

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 1-27-07