Davidson County DEEDWARR
Recvd: 12/01/06 14:24 4 pgs
Fees:23.00 Taxes:795.50
20061201-0148650

This Instrument Prepared by:

A. Harrison Johnson, Jr., Attorney
401 Church Street, Suite 2600
Nashville, TN 37219
Telephone: (615) 259-9337
Facsimile: (615) 242-0124

New Owner's Name and Address:	Mail Tax Notices to:	Tax Map and Parcel#:
Medhi Misto 393 Elysian Fields Court Nashville, TN 37211	Same	Map 133-15-0 part of Parcel 130.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $215,000.00.

Affiant

Subscribed and sworn to before me this the 1st day of ~~November~~ December, 2006.

Notary Public (affix seal) My Commission expires: January 2010

TRACY DESIREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

WARRANTY DEED

THIS DEED is made on the 30 day of November, 2006, by and between Sameh Sidhom, a married man (the "Grantor"), and Medhi Misto and Hajar Osman, tenants in common, each owning a one-half (1/2) undivided interest ("Grantees").

WITNESSETH: THAT, For and in consideration of the sum of $10.00 and other good and valuable considerations, in hand paid to each of the Grantor, receipt whereof is hereby acknowledged, each of the Grantor herein has bargained and sold to the Grantees, and does hereby bargain, sell and convey unto the said Medhi Misto Misto and Hajar Osman, tenants in common, each owning a one-half (1/2) undivided interest, and their heirs, administrators and assigns ("Grantees"), the following described "Property" located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being **Unit C** of the Elysian Fields Commercial Condominium, together with its attendant Private Elements and interest in the Common Elements of the said Elysian Fields Commercial Condominium, as described in that Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060327-0034373, of record in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Sameh Sidhom, etals, a tenancy in common, by deed of record in Instrument No. 200509190-112014; and being the same property conveyed to the Grantor by deed of record in Instrument No. 20060925-0118222, all in the Office of said Register.

This property is improved and has an address at 389 Elysian Fields Court, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Property, with all the easements, rights, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantees, and the Grantees' heirs, administrators and assigns, in fee simple forever.

And, the Grantor does covenant with the Grantees, that he is lawfully seized of the said Property in fee simple, has the good right to convey it, and that the Property is unencumbered, except for these Exceptions:

The above described Property is encumbered by easements for sanitary sewer lines, landscaping, drainage, public utilities, underground electric service (possible), and private paved areas for ingress-egress easements for the use and benefit of Owners of the Units.

SUBJECT TO THE FOLLOWING EXCEPTIONS TO TITLE:

1. 2006 real estate and personal property taxes, which have been prorated at closing and assumed by the Grantees. The Grantees agree to pay all 2006 taxes, based on separate Tax Proration Agreement.

2. Subject to all matters, terms, conditions, provisions, liens, charges, party walls, easements, reservations as described in the said Declaration, the Bylaws attached thereto, and the Charter for The Elysian Fields Commercial Condominium Association, Inc. (as of record in the Office of the Tennessee Secretary of State), as they may be amended from time to time.

3. Applicable municipal building, zoning, codes and other ordinances, rules and regulations.

4. Subject to an accurate survey, or such state of facts, which an accurate survey or an inspection would reveal; and all matters shown of record.

5. Easements and / or setback lines of record in Plat Book 4300, page 5, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 3314, page 115, said Register's Office.

7. Terms, provisions, restrictions, easements, and other matters contained in Agreement of record in Book 4287, page 18, said Register's Office.

8. Permissive Use Agreement of record in Instrument No. 20020412-0045839, Register's Office for said County, and any consequences of any encroachment noticed therein .

9. Permissive Use Agreement of record in Instrument No. 20030724-0103908. Register's Office for said County, and any consequences of any encroachment noticed therein .

The state of title has been furnished to the draftsman by the Grantor or by their agent(s). The draftsman has relied on a title policy previous issued by Chicago Title Insurance Company, the ter.s of which are incorporated by reference. The draftsman assumes no liability as to the accuracy thereof.

And, the Grantor does covenant and bind himself, his heirs, administrators and assigns, to warrant and forever defend the title to the Property to the said Grantees, and his heirs, administrators and assigns, against all lawful claims and demands of all persons, subject to the above Exceptions.

The wive of the Grantor have joined herein for the sole purpose of quitclaiming unto the Grantees all of their right, title and interest in and to the said Property, including but not limited to, their homestead and dower rights and their spousal share claims.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the day and year first above written.

Sameh Sidhom

Theresa Habachi **(signature)**
Theresa Habachi, his wife,
By :
Sameh Sidhom, as her attorney in fact

Acknowledgements:

Sameh Sidhom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 1 day of ~~November~~ December, 2006, before me personally appeared Sameh Sidhom, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/ such person (or persons) executed the same as his/her/such person's free act and deed.

Witness my hand and seal at Nashville, Tennessee, the day and year set forth above.

Tracy DeSirey
Notary Public (Affix Seal)
My Commission Expires: Jan. 23, 2010



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1 day of ~~November~~ December, 2006, before me personally appeared Sameh Sidhom, to me known to be the person who executed the foregoing instrument on behalf of Theresa Habachi, (his wife), and acknowledged that such person executed the same as the free act and deed of Theresa Habachi. Witness my hand and seal at Nashville, Tennessee, the day and year set forth above.

Tracy DeSirey
Notary Public (Affix Seal)
My Commission Expires: Jan. 23, 2010

