(3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/06 11:09 2 pgs
Fees:13.00 Taxes:379.25

20061208-0151952

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2006

Notary Public

MY COMMISSION EXPIRES: 11/14
(AFFIX SEAL)

James M. Wells
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Zeller	Synovus Mortgage Corp.	72-13
(NAME)	(NAME)	(MAP)
1107 Douglas Avenue	2204 Lakeshore Drive, Suite 325	411
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Noraldin Alzoqari, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael R. Zeller, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING the westerly half of Lot No. 2, on the Plan of Sharpe and Horn's Fourth Addition of Nashville, of record in Book 161, page 172, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

SAID part of Lot No. 2 fronts 50.0 feet on the northerly side of Douglas Avenue, formerly Hinton Street, and runs back between parallel lines, 170.0 feet to an alley.

Being the same property conveyed to Noraldin Alzoqri, by deed from David C. Watkins, Sr. and wife, Geneva M. Watkins, dated March 10, 2000, of record in Instrument No. 20000314-0026276, Register's Office for Davidson County, TN.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following property:

RIGHT-OF-WAY: Beginning at a point on the south boundary of Parcel 411 of Map 72-13 and at approximate Station 85+43 of Project No. 86-R-5, Douglas Avenue; thence with the right-of-way of Douglas Avenue N 83 degrees 56' 29" W 50.00 feet to the west property line; thence with said line N 06 degrees 13' 22" E 4.06 feet to a point; thence leaving said line with a curve to the left having a central angle of 5 degrees 12' 45" and a radius of 548.36 feet, 49.89 feet along the curve to the east property line and the right-of-way of Douglas Avenue, said point being the point of beginning, containing 83.33 square feet.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1107 Douglas Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my/our hand(s) this 5th day of December, 2006.

Noraldin Alzoqari

Noraldin Alzoqari

BK 708 [illegible] AHX IN Rock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Fayez Zookari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Noraldin Alzoqari, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Noraldin Alzoqari, the bargainor, by the said Fayez Zookari, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 5th day of December, 2006.

Jennifer D Dunlap
Notary Public

My Commission Expires: 9/19/09

JENNIFER S. DUNLAP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY