THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1070

Property Address: 8115 Old Harding Pike, Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 07/03/07 13:59 2 pgs
Fees:13.00 Taxes:59.20

20070703-0079482

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Carlos B. Lewis, Only Known Trustee of the Little Zion Missionary Baptist Church**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Ahmed Sankari and Mohamed Sankari,** as Joint Tenants with rights of survivorship ********** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain tract or parcel of land in the 9th District of Davidson County, Tennessee, to be used always for a church purposes.

Beginning at Henry Silas N.W. Corner, thence South 70 deg., W. 10 poles to a stake in County Road; thence South 36 deg. 98 poles to a stake in bank of branch; thence South 50 deg. 95 poles and 15 links to state in said Henry Silas line; thence N 5 deg. West 10 ½ poles to the beginning. Survey by E.R. Smith on March 10, 1913. This survey includes the first lot or tract given by said Charles Bultiman and a later gift, the first deed was destroyed and it is believed that it was never put on record.

Being the same property conveyed to Little Zion Missionary Baptist Church by Deed dated July 30, 1894 and filed December 6, 1894 of record in Book 189, Page 518 and Book 432, Page 571, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. SUBJECT to 2004, 2005 and 2006 Davidson County Delinquent Taxes showing as liens now due and payable against said property. Said property is exempt from county Taxes.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantees, their successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

C.B.L.

A.S

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $16,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 9th day of March, 2007.

LITTLE ZION MISSIONARY BAPTIST CHURCH

By: Carlos B. Lewis
Carols B. Lewis, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of March, 2007, before me, Spencer Talbot, the undersigned officer, personally appeared Carols B. Lewis, Trustee of Little Zion Missionary Baptist Church, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the church by himself/herself as Trustee.

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission expires: 1-23-2011

SEND TAX BILLS TO:
MAP AND PARCEL: 168-00-93

Grantees' Name, Address, Phone:
Ahmed Sankari and Mohamed Sankari
8115 Old Harding Pike
Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I or we, hereby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $16,000.00 which amount is equal to or greater than the amount which the property transeferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn before me this 9 day of March, 2007

NOTARY PUBLIC
My Commission Expires: 1-23-2011

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN