BILL GARRETT, Davidson County
Trans:T20100047178 DEEDWARR
Recvd: 08/02/10 12:25 2 pgs
Fees:13.00 Taxes:579.58
20100802-0060347

This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
PO Box 681493
Franklin TN 37068

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Hozan Barwari & Shwan Ghafoor	(NAME) Same as new owner	Map/Parcel #03413005700 (Tracts 1 & 2)
(STREET ADDRESS) 1468 Gallatin Pike North	(STREET ADDRESS)	Map/Parcel #03413002800 (Tract 3)
(CITY) (STATE) (ZIP) Madison, Tennessee 37115	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SALAH AYESH,** a single man, and **SULEIMAN ABOUS**, a single man, as tenants in common, each owning a one-half (1/2) undivided interest Grantors, have this day bargained and sold, and does hereby transfer and convey unto the said, **HOZAN BARWARI and SHWAN GHAFOOR, each an undivided one-half interest, as tenants in common,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract No. 1. Land in Davidson County, Tennessee, being Lots Nos. 15 and 16, Block "H" on the Plat of Edenwold City, as of record in Book 421, page 123, Register's Office, Davidson County, Tennessee. Said Lot No. 15 fronts 25 feet on the southerly side of Tennyson Avenue and runs back 163 ½ feet on the westerly line and 162 feet on the easterly line, to a dead line and measures 25 feet 1 inch thereon. Said Lot No. 16 fronts 25 feet on the southerly side of Tennyson Avenue and runs back 162 feet on the westerly line and 160 feet on the easterly line, to a dead line and measures 25 feet 3 inches thereon.

Tract No. 2. Land in Davidson County, Tennessee, being Lots Nos. 11, 12, 13 and 14, Block "H" on the Plan of Edenwold City Subdivision, as of record in Book 421, page 123, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Salah Ayesh, a single man, and Suleiman Abous, a single man, as tenants in common, each owning a one-half (1/2) undivided interest, by deed of record in Instrument #20050809-0094081, Register's Office, Davidson County, Tennessee.

Tract No. 3. Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Aquarius Apartments, of record in Book 4595, page 28, Register's Office, Davidson County, Tennessee. Beginning at a point in the north margin of Edgemeade Boulevard 150 feet west of the intersection of Aurora Avenue and said Boulevard; thence leaving said Boulevard with the west line of the herein described tract North 5 degrees 14 minutes East 514.58 feet to a point; thence north 76 degrees 35 minutes east 115.90 feet to a point; thence north 65 degrees 14 minutes east 46.51 feet to a point; thence south 5 degrees 15 minute west 528.62 feet to a concrete monument in west margin of Aurora Avenue, the beginning of a curve to the right having a radius of 50.0 feet; thence around said curve a distance of 80.38 feet to a concrete monument in the north margin of Edgemeade Boulevard; thence with said Boulevard north 82 degrees 38 minutes west 150.0 feet to the point of beginning.

Being the same property conveyed to Salah Ayesh, a single man, and Suleiman Abous, a single man, as tenants in common, each owning a one-half (1/2) undivided interest, by deed of record in Instrument #20050809-0094082, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $156,643.87.

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 2nd day of August 2010.

My Commission Expires: 10/24/10

My Commission Expires October 24, 2010

Affiant

Marjorie A. Haines

This is unimproved property known as Tennyson Ave (Tracts 1 & 2), and Edgemeade Blvd (Tract 3), Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

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

Whenever 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 our hand this 2nd day of August, 2010.

SALAH AYESH **SULEIMAN ABOUS**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, **SALAH AYESH,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 2010.

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires· October 24, 2010

Marjorie A. Haines, Notary Public
My Commission Expires: 10/24/10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, **SULEIMAN ABOUS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 2010.

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires· October 24, 2010

Marjorie A. Haines, Notary Public
My Commission Expires: 10/24/10

ENCUMBRANCES

1. 2010 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plat of Edenwold City, as of record in Book 421, page 123, Register's Office, Davidson County, Tennessee (Tracts 1 & 2).
3. Subject to all matters shown on Plan of Aquarius Apartments, of record in Book 4595, page 28, Register's Office, Davidson County, Tennessee (Tract 3).