**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Instr:200005230051595 Page: 1 OF 2
REC'D FOR REC 05/23/2000 11:44:10AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $438.45

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 118,500.00

Magda E. Elkabani
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 19th day of May, 2000

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-01

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| MAGDA E. ELKABANI<br>2720 Linmar Avenue<br>Nashville, Tennessee 37215 | SUNTRUST BANK<br>P.O. Box 305110/7th Floor<br>Nashville, Tennessee 37230-5110 | MAP 104-14-D<br>PARCEL 7 CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 118,500.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , DOUGLAS J. FOUTY AND WIFE, SHERRI R. FOUTY hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto MAGDA E. ELKABANI, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 7 on the Plan of Linmar Place II Condominiums of record in Book 7599, page 408, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description and as shown on Exhibit to the Master Deed of record in Book 7599, page 347, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Douglas J. Fouty and wife, Sherri R. Fouty, by deed from S.J. Investments, Inc., a Tennessee corporation, of record in Book 9738, page 205, Register's Office for Davidson County, Tennessee.

This is improved property known as 2720 Linmar Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, her heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Linmar Place II Condominiums of record in Book 7599 , page 408 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 19th day of May, 2000.

DOUGLAS J. FOUTY

SHERRI R. FOUTY

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOUGLAS J. FOUTY AND WIFE, SHERRI R. FOUTY, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May, 2000.

My Commission Expires: September 29, 2001

Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public