PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

Parklane Building, Suite 109
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Brentwood, Tennessee 37027
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W & I Ref: (gj) Title No: 42156
Dav. Co. File: ~~Box 8~~

Davidson County DEEDWARR
Recvd: 03/09/01 15:08 2pgs
Fees:11.00 Taxes:741.85
20010309-0022938

B-1856

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kareem Jabbour Daad Jabbour 5361 Fredericksburg Way West Brentwood, TN 37027	SunTrust Bank P. O. Box 305110 Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 171-3-A-207

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joan Thomas, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Kareem Jabbour and Daad Jabbour, HUSBAND AND WIFE, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of Fredericksburg, Section Seven of record in Book 7900, page 509, amended in Book 9700, page 405, Register's Office for said County.

SAID Lot No. 42 fronts 126.28 feet on the easterly margin of Fredericksburg Way West and extends back 130.00 feet on the northwesterly line and 131.91 feet on the southerly line to a dead line in the rear, measuring 32.11 feet thereon.

BEING the same property conveyed to Joan Thomas, unmarried, by deed from Pulte Home Tennessee Limited Partnership of record in Book 11454, page 871, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 509 and amended in Book 9700, page 405, said Register's Office, which Plan shows a 20 foot minimum building setback line from Fredericksburg Way West, together with additional setback designations and 20 foot easement for utility and anchor purposes along the along the front line(s) and a easement for drainage purposes of undesignated width across the northerly and rear portions of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7798, page 843, Book 8920, page 45, Book 8929, page 65, Book 9500, page 393, Book 9860, page 840, Book 10453, page 931 and amended in Book 10694, page 541, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 5361 Fredericksburg Way West, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on February 27, 20 01.

Joan Thomas

Joan Thomas

State of Georgia
County of Fulton

On February 14, 20 01, before me the undersigned authority, personally appeared Joan Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: November 1, 2004

LEYONNE B. [illegible] NOTARY PUBLIC FULTON COUNTY, GEORGIA

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 200,500.00

Affiant

Sworn and subscribed before me on February 28, 20 01.

Notary Public

My Commission Expires: Jan. 21, 2003

MARLINA SLAUGHTER NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN

Wldoc: Deed Wty QDoc