WARRANTY DEED

N-FT-01-9647

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF April, 2001.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN. 31, 2004
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fawzy Khalil	1st Trust Bank for Savings	
2040 Ransom Place (ADDRESS)	6525 Quail Hollow, Suite 300 (NAME) (ADDRESS)	135-14-B-42
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATRINA L. JAKES BISHOP AND HUSBAND OTIS BISHOP, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FAWZY KHALIL AND SIMOUN KHALIL, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Ransom Place, Section One, Phase Two, a planned unit development, of record in Book 7900, Page 463, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katrina L. Jakes by deed of record in Book 11204, Page 679, Register's Office for Davidson County, Tennessee.

This conveyance is subject to charter of record in Book 7877, Page 973, amended in Book 8550, Page 766, and Book 7867, Page 81, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easement of record in Book 9195, Page 125, Register's Office for Davidson County, Tenenssee.

This conveyance is subject to Storm Detention Agreement of record in Book 9195, Page 132 and Book 8879, Page 270, Register's Office for Davidson County, Tennessee.

This conveyance is subject to deed of conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9190, Page 71, and Book 9190, Page 475, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2040 Ransom Place, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 9th day of April, 2001.

Katrina L. Jakes Bishop
FKA Katrina L. Jakes

Otis Bishop

Davidson County DEEDWARR
Recvd: 04/16/01 16:51 2pgs
Fees:11.00 Taxes:518.00

20010416-0037020

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Katrina L. Jakes Bishop and Husband Otis Bishop, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 2001.

My Commission Expires:
9-28-2002

Mary Frances Rudy
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) 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 _____.

Witness my hand and official seal at office at _____ on this the 9th day of April, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138