THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20362**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $115,000.00/ Affiant Subscribed and sworn to before me, this 24th day of March, 2003. Notary Public My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 03/27/03 15:40 2pgs
Fees:13.00 Taxes:425.50

20030327-0040457

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SARA JANE SALIBA 305 Canberra Court Hermitage, TN 37076	SUNTRUST MORTGAGE, INC. 201 Fourth Ave., N.,7th Floor Nashville, Tennessee 37219	MAP 97-08-0 PAR 42.00 FB 04D16174

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RONALD L. AULT, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SARA JANE SALIBA AND HUSBAND, ZOUHAIR EL MALIKI ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 305 Canberra Court, Hermitage, Tennessee 37076.

Diane Ault, spouse of Ronald L. Ault, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Ronald L. Ault.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2003.

RONALD L. AULT

DIANE AULT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RONALD L. AULT AND DIANE AULT, 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, at office, this 24th day of March, 2003.

My Commission Expires: _____ Notary Public

Schedule "A"

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Lake Park Section 6 as of record in Plat Book 4885, page 176, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald L. Ault, a single person, by deed from Donnie P. Garr and wife, Sharon M. Garr, of record in Book 11614, page 731, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5057, page 431; and (3) All matters appearing on the Plan of record in Plat Book 4885, page 176, said Register's Office.