THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17683G

Davidson County DEEDWARR
Recvd: 03/19/04 09:34 2pgs
Fees:13.00 Taxes:909.65
20040319-0031316

MAP/GROUP/PARCEL:
117-7/186

NEW OWNER'S NAME AND ADDRESS:
Joseph G. Salloum
3428 Benham Avenue
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Bradley Charles Garrett, an unmarried man, hereinafter called Grantor, does hereby transfer and convey unto Joseph G. Salloum, an unmarried man, his heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Zone Lot Division of Lot No. 1, John B. Sherian Subdivision, of record in Book 5190, page 790, amended in Book 6250, page 29, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument 20031113-0166199, Register's Office for Davidson County, Tennessee.
>
> SAID property is improved property known as 3428 Benham Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Bradley Charles Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Bradley Charles Garrett, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 16th day of March 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $245,850.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of March 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006