WARRANTY DEED

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$106,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of February, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Magdi Y. Zakhari	**New Owner**	148-01-0-026.00
9717 Glen Eden Ct. ~~213 Wallace Road~~		
Brentwood, TN 37027 ~~Nashville, TN 37211~~	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Noble Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Magdi Y. Zakhari**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 228 on the plan of Hillbrook, Section II, of record in Book 3300, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 73 feet on the southerly side of Wallace Road and runs back 121.8 feet on the easterly line and 178.6 feet on the westerly line to a dead line, which is a broken line, measuring 124 feet thereon.

Being the same property conveyed to Noble Properties, Inc., from Barbara J. Walden, Trustee, or her successors in trust, under the revocable Walden Living Trust dated April 25, 2002, by deed on January 27, 2006, of record in Instrument Number 20060127-0010961, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 12, Register's Office Davidson County, Tennessee.

This is improved property known as: **213 Wallace Road, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 15, 2006.

Noble Properties, Inc.

By Lane Wallace , Chief Mgr.

Davidson County DEEDWARR
Recvd: 02/16/06 12:14 2 pgs
Fees:13.00 Taxes:392.20
20060216-0018899

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15 day of February, 2006, before me, appeared Lane Wallace, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Noble Properties, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lane Wallace, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY