Box 17

Davidson County DEEDWARR
Recvd: 04/18/06 14:14 2 pgs
Fees:13.00 Taxes:240.50
20060418-0044359

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Samer Amer and wife,
Hadeel Ahmad
1210 Riverside Drive
Nashville, TN 37206

SEND TAX BILL:
PrimeTrust Bank
P.O. Box 210618
Nashville, TN 37221

MORTGAGEE:

PrimeTrust Bank
7651 HWY. 70 SOUTH
NASHVILLE, TN 37221

MAP AND PARCEL:

Map 083-03
Parcel 153.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **J. D. Stevens, a single person** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Samer Amer and wife, Hadeel Ahmad**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the north part of Lot 50 and the westerly part of the north part of Lot No. 49 on the Map of the Redivision of W. S. Ashworth's Subdivision of certain lots in the town of Brownsville as record in Book 161, page 153, Register's Office for Davidson County, Tennessee.
>
> Said parts of said lots front 55 feet on the westerly side of Riverside Drive as now located and run back between parallel lines 177 feet along the margin of Carter Street to the line between Lots 50 and 51.
>
> Being the same property conveyed to William Larry Hall by deed dated October 2, 2001, from Charles B. Reasor, III, Successor Trustee, of record in Instrument No. 20011002-0106448, Register's Office for Davidson County, Tennessee. The said William Larry Hall conveyed his interest in the property to J. D. Stevens, a single person, by deed dated April 3, 2006, of record in Instrument No.20060407-0040073, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1210 Riverside Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13 day of April, 2006.

J. D. Stevens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared J. D. Stevens, a single person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 11th day of April, 2006.

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura A. Beasley
Notary Public

My Commission Expires: 11/14/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $65,000.00.

Simon Amor
AFFIANT

Subscribed and sworn to before me
this 11th day of April, 2006.

Laura A. Beasley
NOTARY PUBLIC

My Commission Expires: 11/14/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY