WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 06/09/06 12:35 2 pgs
Fees:13.00 Taxes:258.63

20060609-0068731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 24, 2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter and Anisa Mikhail	First National Bank of Arizona	Map 94-1
(NAME) 227 Halberton Drive	(NAME) P. O. Box 66604	Parcel 73
(ADDRESS) Franklin, TN 37069	(ADDRESS) Phoenix, AZ 85082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SAFE HAVEN FAMILY SHELTER, INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER MIKHAIL AND WIFE, ANISA MIKHAIL,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lots No. 197 and 198 on the Revised Plan of Payne, Blakemore and Cummings Division of record in Plat Book 57, page 81, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 50 feet on the northerly side of Sevier Street, being described as follows: Beginning at a point 61 feet in the easterly direction from the intersection of Sevier Street and South 12th Street, on the northerly margin of Sevier Street and running back between parallel lines 100 feet to a dead line measuring 50 feet thereon.

Being the same property conveyed to Nashville Family Shelter, Inc., by Quitclaim Deed dated January 13, 1999 from The Metropolitan Development and Housing Agency, of record in Book 11301, page 14, said Register's Office. Nashville Family Shelter, Inc., merged into Safe Haven Family Shelter, Inc., by Articles of Merger of record in Instrument #20030929-0143402, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes, which have been assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, page 81, said Register's Office; and (c) easements of record in Book 5888, page 239 and Book 5914, page 448, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1203 Sevier Street, Nashville, Tennessee 37206

(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 hand this _____ day of June, 2006.

Safe Haven Family Shelter, Inc.

By: _____
Bruce Newport, Executive Director

By: _____
J Michael Groome, Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Bruce Newport and J. Michael Groome, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged themselves to be Executive Director and Treasurer, respectively, of Safe Haven Family Shelter, Inc., Inc., the within named bargainor, a corporation, and that they as such Executive Director and Treasurer of Board executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as Executive Director and Treasurer.

Witness my hand and official seal at Nashville, Tennessee this 8 day of June, 2006.

Commission expires:

KEVIN D. MONTGOMERY
NOTARY PUBLIC
DAVIDSON COUNTY
Exp. 11/24/07

_____
Notary Public