**Return to: Box 10-B
Cohen & Cohen

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/06 09:09 2 pgs
Fees:13.00 Taxes:2220.00

20060630-0078258

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: **$600,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of June, 2006

Notary Public
My Commission Expires

(Affix Seal) BRIAN KIRSHMAN
Notary Public - Arizona
Maricopa County
My Commission Expires

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:
Farah Dabit	SAME	026-13-029.00
721 Rivergate Parkway		
Goodlettsville, TN 37072		

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, **Cedric Kolstad and wife, Marion Kolstad,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Farah Dabit,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A tract of land in the city of Goodlettsville, on Two Mile Pike, being the easterly 200 feet of Lots 12 and 13 and the easterly 200 feet of the South 9 feet of Lot No. 15, Block "D", on the Plan of Dupont City, of record in Book 421, page 124, Register's Office for said County, and more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, April 24, 1973, as follows:

Beginning at a point on the southerly side of Two Mile Pike, corner to 84 Lumber Company property; thence with said Two Mile Pike, S. 21° 41' E. 109 feet to an iron pin; thence S. 64° 37' W. 196.5 feet to an iron pin; thence N. 21° 31' W. 111 feet to an iron pin; thence N. 63° 30' E. 195.3 feet to an iron pin and point of beginning, containing 21,549 square feet, more or less.

Being the same property conveyed to Cedric Kolstad and wife, Marion Kolstad, by deed from Ruby M. Schweer, John W. Wantland and Lorene Wantland as tenants in common, on August 1, 1984, of record in Book 6350, page 871, and re-recorded in Book 7614, page 918, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 026-13-0-029.00.
- Subject to all matters as shown on the Plan of record in Book 421, page 124, Register's Office Davidson County, Tennessee.

This is improved property known as: **721 Rivergate Parkway, Goodlettsville, TN 37072**

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 June 28, 2006.

Cedric Kolstad

Marion Kolstad

STATE OF Arizona

COUNTY OF Maricopa

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cedric Kolstad and wife, Marion Kolstad** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 28, 2006

My commission expires March 13, 2009

Notary Public

BRIAN KIRSHMAN
Notary Public - Arizona
Maricopa County
My Commission Expires
March 13, 2009