THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 06/30/06 11:06 2 pgs
Fees:13.00 Taxes:1306.84
20060630-0078435

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.	
Elsa Nofal			
917 Yearling Way	Same as New Owner	Map	71-7
Nashville, TN 37221		Parcel	163

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ALLEN D. WILEY, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto ELSA NOFAL, a married woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LOT No. 5 on the Nashville Trust Company's Subdivision of the lands of John Woodard, deceased, of record in Book 161, Page 127, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 278.5 feet on the easterly side of Dickerson Turnpike, and runs back between lines, 425.3 feet on the north side, 423.75 feet to the south line as measured from the center line of Dickerson Turnpike to the center of an unnamed avenue on which it measures 278.5 feet and contains 2.714 acres, more or less.

BEING the same property conveyed to Allen D. Wiley, a single man, by deed filed for record as instrument number 20040420-0044747 and pursuant to an Affidavit of Heirship and Agreement filed for record as instrument number 20040420-0044746 in the Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 1605 Dickerson Road, Nashville, TN 37207.

Included in the above description but specifically excluded therefrom for the purposes of conveyance is a right of way acquisition and temporary construction easement sold and transferred to the Metropolitan Government of Nashville and Davidson County by warranty deed recorded as Instrument No. 20031022-0156553, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And we, the GRANTOR, covenants with the said GRANTEE, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE when due.

And, the GRANTOR, further covenant s and binds himself, his heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Homer R. Ayers executes this Warranty Deed as Attorney-in-Fact for Allen D. Wiley, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Sumner County, Tennessee as Instrument # 200606300078434.

WITNESS our hands on this the 30th day of June, 2006.

"GRANTOR"

ALLEN D. WILEY
By: Homer R. Ayers , Attorney-in-Fact

"GRANTEE"

Elsa Nofal
ELSA NOFAL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 30TH day of June, 2006, before me, personally appeared Homer R. Ayers , to me known to be the person who executed the foregoing instrument on behalf of Allen D. Wiley, and acknowledged that he executed the same as the free act and deed of the said Allen D. Wiley.

WITNESS my hand and official seal this the 30th day of June, 2006.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davison
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elsa Nofal, with whom I am personally acquainted, (or who proved to me based on satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30th day of June, 2006.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davison
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $353,200.00.

Elsa Nofal
Affiant

Sworn to and subscribed before me, this the 30th day of June, 2006.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davison
NOTARY PUBLIC

My Commission Expires: