Box-19-A

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 07/27/06 10:05 2 pgs
Fees:13.00 Taxes:1406.00



20060727-0090744

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of July, 2006 by and between **Peter Batarseh and wife, Tamara Batarseh**, hereinafter referred to as GRANTOR, and **Elizabeth L. Lingo, a married woman, and Jesse S. Lingo, a married man**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot Nos. 48 and 49 and the west nine inches of Lot No. 50 on the Plan of Boyd Ament Tract, as of record in Book 21, page 83, Register's Office for Davidson County, Tennessee. Said Lot Nos. 48 and 49 and west part of Lot No. 50 front together 102 1/4 feet of the south side of Tremont. formerly Hancock Street, and run back between parallel lines 168 feet to an alley.

This conveyance is subject to the following:

1) All matters appearing on the plan of Boyd Ament Tract, of record in Book 21, Page 83, the Register's Office for said County.

2) All easements, restrictions and other matters of record in said register's office.

Being the same property conveyed to Peter Batarseh and wife, Tamara Batarseh by Warranty Deed from Denise Hardison, unmarried, dated May 30, 2003, of record in Instrument No. 20030604-0076569, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **1303 Tremont Street, Nashville, TN 37212**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Peter Batarseh by Mary Matt AIF
Peter Batarseh

Tamara Batarseh by Mary Matt AIF
Tamara Batarseh

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of July, 2006 before me personally appeared Marilyn Martin, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Peter Batarseh, and acknowledged that he/she executed the same as the free act and deed of said Peter Batarseh.

Witness my hand, at office, this 26th day of July, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of July, 2006 before me personally appeared Marilyn Martin, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tamara Batarseh, and acknowledged that he/she executed the same as the free act and deed of said Tamara Batarseh.

Witness my hand, at office, this 26th day of July, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Elizabeth L. Lingo and Jesse S. Lingo
1303 Tremont Street, Nashville, TN 37212

Send Tax Statements to:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

Map & Parcel 105.01-0-204.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $ which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale. $380,000.00

Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of July, 2006.

Notary Public
My Commission Expires: 9-16-09

JAI KEHEW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY