STATE OF TENNESSEE
COUNTY OF WILLIAMSON

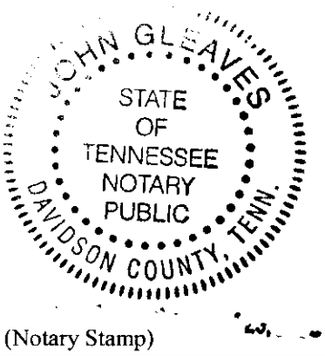
The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this 10th day of November, 2006.

Notary Public

Expiration of commission. 7-24-10



(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/05/06 14:10 2 pgs
Fees:13.00 Taxes:1628.00


20061205-0150122

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mette Fikri **Mary Motte Fikri**	**New Owner**	**Map\Parcel: 104-5-56**
108 37th Avenue North, #B		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Libbi McCullough, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mette Fikri and wife, Mary Motte Fikri

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 Lot No. 159 on the Plan of West Grove Subdivision, as of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Libbi McCullough, unmarried, by Warranty Deed from The Bacon Group, Inc., dated May 31, 2005, of record in Instrument No. 20050613-0067452, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, Page 109, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20040421-0045310 and Instrument No. 20040421-0045311, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 3505, Page 192 and Book 3610, Page 584, Register's Office for DAVIDSON County, Tennessee.
Easement and Restrictive Covenant of record in Instrument No. 20050527-0060007, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 108 37th Avenue North, #B, Nashville, TN 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 10th day of November, 2006.

Libbi McCullough

*Robert Lee, spouse of Libbi McCullough, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Robert Lee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Libbi McCullough, and Robert Lee married , the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2006.

RUSSELL JOHN McCAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES: JULY 18, 2009

File #: **06831-JM**
RECORD & RETURN TO:

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212