THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Nadia Elarjaji
370 Wallace Rd., #F-12
Nashville, TN 37211
SEND TAX BILLS TO:
Bank of America, N.A.
900 West Trade Street
Charlotte, NC 28255

Davidson County DEEDWARR
Recvd: 12/08/06 14:27 2 pgs
Fees:13.00 Taxes:192.40
20061208-0152112

WARRANTY DEED

(Map 147-03-B, Parcel 5.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **PEARL M. LYTLE, unmarried,** hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **NADIA ELARJAJI, unmarried,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> A CERTAIN CONDOMIMIUM apartment in Davidson County, Tennessee, described as Unit F-12, Southern Hills Condos, a Condominium, Horizontal Property Regime, located on Wallace Road, Davidson County, Tennessee, as shown on the plat of Southern Hills Condominium recorded as Exhibit "A-Z" to the Master Deed of record in Book 6594, page 502, said Register's Office, and described in a Master Deed recorded in Book 6594, page 502, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Southern Hills Condominium contained in the Master Deed and By-Laws appended thereto recorded in Book 6594, page 502, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.
>
> BEING the same property conveyed to Pearl M. Lytle, unmarried, by deed dated June 15, 2000, from M. Elizabeth Charlton, n/k/a Elizabeth Lindsey, married, of record in Instrument 20000621-0061800, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown in Book 6594, page 502; in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 370 Wallace Rd., #F-12, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2006 real property taxes which will be prorated and paid at closing.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 1st day of December, 2006.

Pearl M Lytle
PEARL M. LYTLE

BY: Martin Hayes, ATT-IN-FACT
MARTIN HAYES, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of Pearl M. Lytle, and acknowledged that he executed the same as the free act and deed of the said Pearl M. Lytle for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument 20061206 0152 111, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 1st day of December, 2006.

Notary Public

My Commission Expires: 9-7-2010

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $52,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of December, 2006.

Notary Public

My commission expires: 9-7-2010

File No. 20060246

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010