THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26216-01-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me this 2nd day of February, 2007. Notary Public My Commission Expires:

GEORGE L. MUDTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Steven Reda, Maie El-Sourady 5525 Kendall Drive Nashville, TN 37209	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	**Tax Information:** Map No.103-06-0 Parcel No. 139.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty Wentworth, Married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Reda and wife, Maie El-Sourady** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Subject property is not the principal residence of the Grantor.
This is improved property located at 5525 Kendall Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of February, 2007.

Betty Wentworth

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 2nd day of February, 2007.

Notary Public

My Commission Expires:

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 02/09/07 08:42 2 pg
Fees:13.00 Taxes:888.00

20070209-0016860

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Brookside Court, as of record in Plat Book 1424, page 145, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Betty Wentworth by Warranty Deed dated June 27, 1994 from Edward V. Scruggs, IV. of record in Book 9391, page 878, Register's Office for Davidson County, Tennessee.

Together with an easement for driveway as more fully described in Book 5184, page 644, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1424, page 145, Register's Office for Davidson County, Tennessee.
3. Easement for driveway of record in Book 5184, page 644, Register's Office for Davidson County, Tennessee.