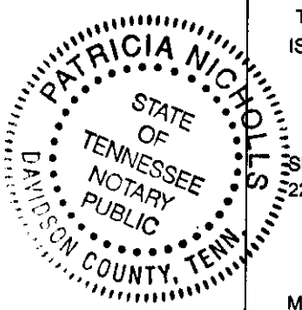
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2007.

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Richard Saad	American Home Mortgage	Map 161
622 Woodett Drive	538 Broadhollow Rd.	Group 6
Nashville, TN 37211	Melville, NY 11747	Parcel 14

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

John Daniel Eldridge and David P. Eldridge and Wanda E. West, Devisees of the Estate of Lena D. Eldridge

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Richard Saad and wife, Donna Saad

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. 81, on the Plan of McMurray Woods, Section 3, of record in Plat Book 3300, Page 83, Register's Office for said County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John R. Eldridge and wife, Lena D. Eldridge, by deed from Brian K. Sweeney and wife, Helen B. Sweeney of record in Book 10327, Page 674, said Register's Office. The said John R. Eldridge having predeceased Lena D. Eldridge. The said Lena D. Eldridge died August 14, 2006 and devised the property by Will to John Daniel Eldridge, David P. Eldridge and Wanda E. West. See Will of record in Probate No. 06P-1420, Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3436, Page 411, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 83, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 622 Woodett Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Davidson County DEEDWARR
Recvd: 02/23/07 11:49 2 pgs
Fees:13.00 Taxes:658.60
20070223-0022823

FILE BOX 45

Witness our hands this 22nd day of February, 2007.

John Daniel Eldridge, Devisee of the Estate of Lena D. Eldridge

David P. Eldridge, Devisee of the Estate of Lena D. Eldridge

Wanda E. West, Devisee of the Estate of Lena D. Eldridge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Daniel Eldridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of February 2007.

NOTARY PUBLIC

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 01/24/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David P. Eldridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of February 2007.

NOTARY PUBLIC

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 01/24/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named wanda E. Eldridge, 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 and official seal at Brentwood, Tennessee, this 22nd day of February 2007.

NOTARY PUBLIC

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 01/24/09