WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,600.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 22, 2008

(AFFIX SEAL)

ADAM LAFFEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-07-4805

Davidson County DEEDWARR
Recvd: 04/24/07 14:28 2 pgs
Fees:13.00 Taxes:594.22

20070424-0048910

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Semadar M. Nebi	New Owner (NAME)	
4805 Lynn Drive		133-14-70
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LILLIE CLAIRE PAGE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SEMADAR M. NEBI, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 5, ELYSIAN PARK, as shown on plat of record in Plat Book 2331, Page 32, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William C. Hayes and wife, Annie T. Hayes by Warranty Deed from Robert M. St. John and wife, Ada H. St. John recorded July 15, 1959 in Book 2925, Page 159, Register's Office for Davidson County, Tennessee. By Last Will and Testament of Annie Travis Hayes recorded July 14, 1983 in Book 6095, Page 926, and on July 18, 1983 in Book 6096, Page 841, Register's Office for Davidson County Tennessee, said property was devised to Lillie Claire Page.

This Instrument is being executed in behalf of Lillie Claire Page pursuant to a Power of Attorney executed by same on the 18th day of August, 2006, recorded simultaneously herewith in Instrument No 20070424 0048909, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 2331, Page(s) 32, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4805 Lynn Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 18th day of April, 2007.

Lillie Claire Page by Linda M. Wood,
Lillie Claire Page by Linda M. Wood,
Attorney in fact

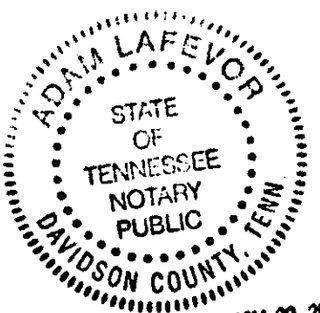
STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of April, 2007, before me personally appeared Linda M. Wood to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lillie Claire Page, and who acknowledged he/she/they executed the same as the free act and deed of the said Lillie Claire Page.

Witness my hand and official seal, this the 18th day of April, 2007.

Notary Public

My Commission Expires:



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903