THIS INSTRUMENT PREPARED BY:
Amy L. Wood, Esq.
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, TN 37203

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,370,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, This 26th day of April, 2007.

Notary Public
My Commission Expires: 9/25/2010

Davidson County DEEDWARR
Recvd: 05/01/07 16:11 3 pgs
Fees:18.00 Taxes:5069.00
20070501-0052078

ERIN MENDIBLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

| Address New Owner: | Send Tax Bills to: | Map-Parcel No.: |
|---|---|---|
| Mark Campbell<br>I. Pun Campbell<br>116 Nathan Forest Drive<br>Hendersonville, TN 37075 | New Owner | 81-02-183 and<br>81-02-200 |

**WARRANTY DEED**

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 and sufficiency of which are hereby acknowledged, Maged A. Abbas and Nabil R. Yafai ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant, and convey unto Mark Campbell and I. Pun Campbell ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson, County, Tennessee, described as follows:

Tract I:
Land in Davidson County, Tennessee, being part of Tract 1 on the Map of a Subdivision of the lands of G.W. Ankerbauer Estate, as divided in Chancery Court under Rule No. 65611 and described according to a copy of a survey thereof made June 14, 1952, by Ralph W.C. Lambert, Surveyor, as follows:
Beginning at the northwest interesection of 26th Avenue North and U.S. Highway 41-W, as now widened and located, thence with the margin of said highway, North 59 degrees 29 minutes West 150 feet to an iron pin; thence North 3 degrees 05 minutes East 150 feet to an iron pin ; thence South 59 degrees 29 minutes East 150 feet to the westerly margin of 26th Avenue North; thence with the margin of said Avenue, South 3 degrees 05 minutes West 150 feet to the beginning.

Being the same property conveyed to Maged A. Abbas and Nabil R. Yafai, as tenants in common (each having a 50% tenancy in common interest) by Installment Deed from Corner Properties, a partnership of record in Instrument 20000825008418O, Register's Office for Davdison County, Tennessee, dated August 24, 2000.

Tract II:
Land in Davidson County, Tennessee, being Lot 7, E.B. Smith Subdivision for E.B. Smith, Jr. as shown on the Plat of record in Book 6200, page 704, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Maged A. Abbas and Nabil R. Yafai by deed from Kent Harrell, Executor of the Estate of Emerson B. Smith, Jr. of record in Instrument 200505050050289, said Register' s Office, dated April 26, 2005.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

GRANTOR DOES COVENANT with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever, save and except the following:

1. Davidson County taxes for the year 2007;
2. Easement for roadway and other purposes in favor of the Health Department of Davidson County, Tennessee, as set out in Minute Book 162, page 499,Chancery Court at Nashville, Part I;
3. All matters shown on the Plan of E.B. Smith Subdivision for E.B. Smith, Jr., of record in Book 6200, page 764, Register's Office for Davidson County, Tennessee. (As to Tract II); and
4. Easement for water main not of record.

GRANTOR DOES FURTHER COVENANT and bind itself, and successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the ___th day of April, 2007.

**GRANTOR:**

**Maged A. Abbas**

**Nabil R. Yafai**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maged A. Abbas and Nabil R. Yafai, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 th day of April, 2007.

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/25/2010