Davidson County DEEDWARR
Recvd: 05/16/07 13:34 3 pgs
Fees:18.00 Taxes:1026.75
20070516-0058648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 277,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2007.

Notary Public
My commission expires: My Commission Expires November 22, 2010

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Serhan Al-Nemri 112 Break Water Bay Hermitage, TN 37076	Same	72-6-24

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LOUISE SEAWRIGHT, widowed ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto SERHAN AL-NEMRI, married ("GRANTEE"), his successors, heirs, and assigns, certain real estate in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 3219 Gallatin Pike, Nashville, Tennessee 37216.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEE, his successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds herself, her heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, his successors, heirs, and assigns, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on Exhibit A).

WITNESS my hand this 14 day of May, 2007.

Louise Seawright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sharon H. Gibbs, a Notary Public in and for said County and State, the within-named LOUISE SEAWRIGHT, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 14 day of May, 2007.

SHARON H. GIBBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
AT LARGE
Sharon H. Gibbs
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Notary Public
My Commission Expires: 9-22-07

EXHIBIT A

3219 Gallatin Pike, Nashville, Tennessee 37216

Property Description

LAND in Davidson County, Tennessee, being Lot(s) 6, 7, 8 and the southerly 9 foot of Lot No. 9, as shown on the map showing Subdivision of Lot Nos. 1 and 2, 55 to 59, inclusive, and Lot Nos. 100 to 104, inclusive on the Plan of Maynor Place, of record in Book 843, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SAID Lot Nos. 6, 7, 8 and part of Lot No. 9 front together 100 feet on the westerly side of the Gallatin Pike and extend back 163 ½ feet on the southerly line, with the northerly margin of Maynor Avenue, and 163 1/4 feet on the northerly line to a dead line on which they measure 100 feet.

BEING the same property conveyed to Jimmy Seawright and wife, Louise Seawright, by deed from The Salvation Army, a Georgia Corporation, of record in Book 8019, page 611, dated January 5, 1990, said Register's Office, the said Jimmy Seawright having since died.

Title Exceptions:

1. Taxes due for the year 2007, a lien, which is not yet due and payable, but which have been prorated and will be paid by GRANTEE.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4275, page 306, said Register's Office.