PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/29/07 15:13 2 pgs
Fees:13.00 Taxes:799.20
20070629-0078132

W & I Ref:(_____) Title No: 48708
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Adnane Taifi Alyssa Taifi 6772 Sugar Hill Drive Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 181010A13200C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$216,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Mason and spouse, Jennifer Mason**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adnane Taifi and spouse, Alyssa Taifi** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Sugar Valley, Section Four of record in Book 9700, Page 374, amended in Doc. No. 2000523-0051444, Register's Office for said County and amended in Doc. No. 20010223-0017202.

Said Lot No. 186 fronts 40.55 feet on the southerly margin of Sugar Hill Drive and extends back 110.00 feet on the easterly line(s) and 120.00 feet on the westerly line to a dead line in the rear, measuring 150.74 feet thereon.

Being the same property conveyed to Stephen Mason and wife, Jennifer Mason by deed from Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner: Prudential Homes Corporation of record in Doc. No. 20050107-0002907, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 374, amended in Doc. No. 20000523-0051444 and further amended as to lot 186 of record in Doc. No. 20010223-0017202, said Register's Office, which Plan shows a 20 foot minimum building setback line from Sugar Hill Drive together with a designated building site, and a 20 foot easement for public utility, drainage and sewer purposes along the northerly front line(s).

Dedication of Perpetual Easement for Entrance Wall of record in Doc. No. 20040205-0014018, said Register's Office.

Subject to the Declaration of Covenants, Conditions and Restricts of record in Book 11069, Page 14, Doc. No. 2000523-0051637 and By-laws Book 11069, Page 24, said Register's Office.

This is improved property, known as: 6772 Sugar Hill Dr., Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of June, 2007.

Stephen Mason

Jennifer Mason

State of TENNESSEE

County of DAVIDSON

On this 27th day of June, 2007 , before me the undersigned authority, personally appeared Stephen Mason and Jennifer Mason , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $216,000.00

Affiant

Sworn and subscribed before me this the 27th day of June, 2007

Notary Public

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011