STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2007.

Notary Public

Expiration of commission. 7-2470

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 07/03/07 10:11 2 pgs
Fees:13.00 Taxes:592.00

20070703-0079274

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Celso Medina **Beatriz Rosero**	New Owner	**Map\Parcel: 162-08-0-62**
36 Tusculum Road		
Antioch, Tennessee 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Mike F. Alexander and wife, Mervat Alexander formerly known as Majeed M. Eskandar and wife, Mervat Eskandar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Celso Medina and Beatriz Rosero, husband and wife

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. 2 on the Plan of the Resubdivision of Lane Estates, as of record in Plat Book 4860, Page 65, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Majeed M. Eskandar and Mervat Eskandar by Warranty Deed from William H. Stroupe and wife, Kristine D. Stroupe, dated September 16, 1999, of record in Book 11677, Page 227, Register's Office for Davidson County, Tennessee. Majeed M. Eskandar has legally changed his name to Mike F. Alexander in the United States District Court on January 24, 2003. Mervat Eskandar has legally changed her name to Mervat M. Alexander in the United State District Court on January 24, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4860, Page 65, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4737, Page 803, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is property known as 36 Tusculum Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 28th day of June, 2007.

X mike Alexander
Mike F. Alexander

X Mervat Alexander
Mervat Alexander

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Mike F. Alexander and Mervat Alexander, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2007.

A. Scott Hubbard
Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **07452-SH**
RECORD & RETURN TO:

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212