Davidson County DEEDWARR
Recvd: 09/27/07 12:10 2 pgs
Fees:13.00 Taxes:586.45

20070927-0115350

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

CRAIG HARWELL
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $158,500.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2007

Notary Public
My commission expires:

05-0709-63853

Address of New Owner:	Send Tax Bills to:	Tax Information
Gamal Mankarious 264 Old Hickory Blvd. Madison TN 37115	Gamal Mankarious 3123 Dickerson Nashville TN 37207	043-13-0 061.00 & 043-13-062.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tracy Middleton a/k/a Tracy N. Middleton, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gamal Mankarious, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Parcel I:
Land in Davidson County, Tennessee, being Lot No. 59, Block "B", on the Plan of Forest Park Subdivision at Madison Tennessee, of record in Book 843, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tracy Middleton, unmarried by deed from Amie C. Cross, unmarried, dated May 15, 2006, recorded May 22, 2006, of record in Instrument No. 20060522-0059608, Register's Office for Davidson County, Tennessee.

Parcel II:
Land in Davidson County, Tennessee, being Lot No. 58, Block "B", on the Plan of Forest Park Subdivision at Madison Tennessee, of record in Book 843, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Amie C. Cross by deed from Yan Qui Zou, unmarried, dated October 21, 2005, recorded October 28, 2005, of record in Instrument No. 20051028-0130420, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joshua B. Norris by Quitclaim Deed from Amie Cross a/k/a Amie C. Cross, dated October 20, 2005, recorded October 28, 2005, of record in Instrument No. 20051028-0130422, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tracy N. Middleton by Quitclaim Deed from Joshua B. Norris, dated August 27, 2006, recorded September 5, 2006, of record in Instrument No. 20060905-0109210, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 264 Old Hickory Blvd., Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 25th day of September, 2007.

Tracy Middleton

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tracy Middleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ She executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 25th day of September, 2007.

State of Tennessee at Large

My Commission expires 01/24/2011

CRAIG HARWELL
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY