THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27209-11-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me this 20th day of December, 2007. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Saaid Abdel Malak, Najwa R. Ayad 2313 South Grafton Court Nashville, TN 37217	**Send Tax Bills To:** Bank of America, N.A. 9000 Southside Blvd., #700 Jacksonville, FL 32256	**Tax Information:** Map and Parcel No.: 135100C037.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathryn T. Menefee, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Saaid Abdel Malak and wife, Najwa R. Ayad** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2313 S. Grafton Court, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of December, 2007.

Kathryn T. Menefee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kathryn T. Menefee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2007.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC GEORGE E. MUDTER, JR. DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

My Commission Expires:

Davidson County DEEDWARR
Recvd: 12/27/07 14:52 2 pgs
Fees:13.00 Taxes:555.00

20071227-0148079

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section Two, Ransom Park, as of record in Instrument No. 20020409-0043252, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kathryn T. Menefee, unmarried by Warranty Deed dated February 24, 2006 from Susan D. Beich, Executrix of the Estate of Dennis M. DeMarco of record in Instrument No. 20060228-0023002, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20000725-0073496, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions By-Laws and Restrictions of record in Instrument No. 20011010-0110579, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Instrument No. 20020409-0043252, Register's Office for Davidson County, Tennessee.
5. Easement for right-of-way of record in Book 1237, page 111, Register's Office for Davidson County, Tennessee.
6. Easement for utilities of record in Book 2649, page 593, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20010206-0011474, Register's Office for Davidson County, Tennessee.