WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-8-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ayman A. Awad	SUNTRUST MORTGAGE, INC.	071-08-O-075.00
(NAME) 24 Whitney Gate	(NAME) Atten: RVW5093	071-08-O-396.00
(ADDRESS) Smithtown, NY 11787	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071726

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Keith G. Jackson and wife, Cheryl A. Jackson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ayman A. Awad, married**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot Nos. 1 and 2 on the plan of the Resubdivision of Lot No. 27, on the Plan of J. B. Haynie's Oriental Subdivision of record in Book 5200, page 732, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING all of the same property conveyed to Keith G. Jackson and wife, Cheryl A. Jackson by Warranty Deed from Van C. Bond, dated March 4, 2005 of record in Instrument No. 20050308-0025517, Register's Office for Davidson County, Tennessee, and BEING all of the same property conveyed to Keith G. Jackson and wife, Cheryl A. Jackson by Warranty Deed from Van C. Bond dated March 4, 2005 of record in Instrument No. 20050308-0025509, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed of record in Inst. 20070910-0108151, Register's Office for said County.

Restrictions:
This conveyance is made subject to all terms and matters as shown on the aforementioned plat of record and to restrictions of record in Book 6415, Page 549, said Register's Office.

308 A, B, C, D, Prince Ave. Nashville, TN 37207.

unimproved ☐

This is improved ☒ property, known as 308 A&B&C&D Prince Ave., Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 01/11/08 10:37 2 pg
Fees:13.00 Taxes:703.00

20080111-0003513

Witness our hands this 7th day of January, ~~2007.~~ 2008

Keith G. Jackson

Cheryl A. Jackson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Keith G. Jackson and wife, Cheryl A. Jackson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Keith G. Jackson and wife, Cheryl A. Jackson executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of January, ~~2007.~~ 2008

Commission expires: 9-13-08

Notary Public

ERNESTINE NOELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY