Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/03/08 08:31 3 pgs
Fees:18.00 Taxes:214.60

20080403-0033458

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Affiant

Subscribed and sworn to before me, this 20th day of March, 2008.

Notary Public
My commission expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
OF DAVIDSON

02-0802-45809

Address of New Owner:	Send Tax Bills to:	Tax Information
Ben Jazzabi	~~New Owner~~ New Owner	163-00-0-052
5062 Mount View Road	269 Burning Tree	
Antioch TN 37013	Hermitage, TN 37076	

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, Edward W. Lewis Edward W. Lewis, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ben Jazzabi, unmarried, 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:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Warner J. Lewis and wife, Louise S. Lewis by deed from Robert W. Parkhurst and Edd R. Turner, III, dated June 16, 1975, recorded June 16, 1975, of record in Book 4922, Page 443, Register's Office for Davidson County, Tennessee. The said Warner J. Lewis having since died.

Further being the same property conveyed to Edward W. Lewis by Quitclaim Deed from Louise S. Lewis, dated September 6, 2007, recorded September 10, 2007, of record in Instrument No. 20070910-0106872, 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 5062 Mount View Road, Antioch, TN 37013

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.

E.W.L.

WITNESS my hand this 20 day of March, 2008.

Edward W. Lewis

Edward W. Lewis

STATE OF CA
COUNTY OF RIVERSIDE

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

Witness my hand in Wildomar CA 20th this 20th day of March, 2008.

Notary Public

My Commission expires
3-26-2011

RANDALL E. CAMPBELL
Commission # 1727474
Notary Public - California
Riverside County
My Comm. Expires Mar 26, 2011

EXHIBIT A

TRACT I

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being part of Tract NO. 1 on the map showing the Walker Farm, near Antioch, Tennessee, as of record in Plan Book 2, Page 169, Chancery Court at Nashville, described as follows:

Said part of said Lot begins in Snells Corner at an iron pin in the Southerly margin of Mount View Road being the North East corner of the land herein conveyed; thence with the Southerly margin of Mount View Road S. 89 degrees 13' W., 165.9 feet to an iron pin; thence S. 6 degrees 20'W 414.4 feet to an iron pin; thence S. 88 degrees 3' E, 18 feet to an iron pin; N. 86 degrees 39'E/ 185.6 feet; then N. 20 degrees 11' E. 404.0 feet to the point of beginning.

TRACT II

Land in 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being part of Tract No. 1 on the map showing The Walker Farm, near Antioch, Tennessee, as of record in Plan Book 2, Page 169, Chancery Court at Nashville, described as follows:

Said part of said Lot beings in Sullivan's corner at an iron pin in the Southerly margin of Mount View Road being the North West corner of the land herein conveyed; thence with the Southerly margin of Mount View Road N. 89 degrees 13'E., 197.0 feet to an iron pin being a corner to Tract 1; thence with the westerly line of Tract 1 S. 6 degrees 20'W., 414.4 feet to an iron pin; thence N. 88 degrees 03'W., 199.6 feet to an iron pin; thence N. 6 degrees 50'E. 405.2 feet to the point of beginning