File Box 24 B

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Ashref Malak Hana
Manal Botros
138 Saddle Tree Drive
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 05/19/08 13:54 3 pgs
Fees:18.00 Taxes:421.80
20080519-0051253

SEND TAX BILL:
New Owners
(same)

MAP AND PARCEL:
MAP 64
GROUP 12-0-A
PARCEL 138.00 CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 114,000.00.

Ashref Hana
AFFIANT

Subscribed and sworn to before me this 15th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 10/22/11

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Mary A. Sharer,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-199, has this day bargained and sold, and does hereby transfers and conveys unto **Ashref Malak Hana and Manal Botros**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to

wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known as 138 Saddle Tree Drive, Hermitage, TN 37076.

And now **Peggy D. Mathes, Administrator of the Estate of Mary A. Sharer**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all interest unto the said **Ashref Malak Hana and Manal Botros**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of May, 2008.

Estate of Mary A. Sharer

By: Peggy D Mathes, Adm
Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **Administrator of the Estate of Mary A. Sharer,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-199, the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2008.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

File No.: 2008-135

EXHIBIT A

Being a certain building identified as Unit No. 138 as shown on the Plan of Fox Run, Section 1, a condominium of record in Book 4860, page 52, and in the Master Deed establishing a Horizontal Property Regime of Fox Run, Section 1, of record in Book 4956, page 582, By-Laws of record in Book 4956, page 590, amended in Book 5174, page 609, Book 5548, page 852, Book 5564, page 582, and Book 5896, page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to William A. Sharer, Jr. and wife, Mary A. Sharer by deed from Donna D. Hall of record in Instr. No. 20050712-0080699, Register's Office for Davidson County, Tennessee. Further conveyed to Mary A. Sharer by Quitclaim Deed form William A. Sharer, Jr. of record in Instr. No. 20060417-0043622, said Register's Office. Mary A. Sharer having since died on 1/25/08 intestate the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 08P-199 appointed Peggy D. Mathes, Administrator to the Estate of Mary Alice Sharer. It was further ordered the property to be brought into the estate and sold at auction to the highest bidder.

This is the same legal description as used in the prior Deed. This property is being sold as is.

The conveyance is subject to 2008 taxes prorated and assumed by the Grantees; The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fox Run, Section 1, of record in Book 4956, page 582, By-Laws of record in Book 4956, page 590, amended in Book 5174, page 609, Book 5548, page 852, Book 5564, page 582, and Book 5896, page 51, said Register's Office; to all matters as set out on the plan of record in Book 4860, page 52, said Register's Office Subject to the assessment of homeowners association fees, if any. Subject to the rights and claims of parties in possession and to any and all leases not of public record.