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Realty Title Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/03/08 14:47 2 pgs
Fees:13.00 Taxes:499.50
20080703-0069194

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2008.

Notary Public
My commission expires: 7-24-2010

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

03-0805-35459

Address of New Owner:	Send Tax Bills to:	Tax Information
Emad Gad Karas	New Owner	162-02-0-147
4005 Darlene Drive		
Antioch TN 37013		

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, Joel Franklin Deason, Thomas Randall Deason and Paul Wesley Deason, devisees under the Last Will and Testament of Josephine Byrum Deason, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Emad Gad Karas, 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:

Land in Davidson County, Tennessee, being Lot No. 148, on the Plan of Colewood Acres, Section II, of record in Book 3700, Page 135, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ira J. Deason and wife, Josephine B. Deason by deed from DeWitt A. Bennett and wife, Carol K. Bennett, dated 7-20-79, recorded 7-27-79, of record in Book 5472, Page 568, Register's Office for Davidson County, Tennessee. The said Ira J. Deason died. Josephine B. Deason subsequently died, and by Last Will and Testament of Josephine Byrum Deason, devised subject property to Joel Franklin Deason, Thomas Randall Deason and Paul Wesley Deason, of record as Docket No. 08P1021, filed 6-27-2008, Probate Court for Davidson County, Tennessee. Josephine B. Deason and Josephine Byrum Deason having been one and the same person.

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 4005 Darlene Drive, 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.

WITNESS my hand this 30th day of June, 2008.

Joel Franklin Deason
by Thomas Randall Deason
Joel Franklin Deason, Devisee under
The Last Will and Testament of
Josephine Byrum Deason, deceased
By: Thomas Randall Deason, Atty in Fact

Thomas Randall Deason, executor
Thomas Randall Deason, Devisee under
The Last Will and Testament of
Josephine Byrum Deason, deceased
And Thomas Randall Deason, Executor

Paul Wesley Deason
by Thomas Randall Deason, ATTY in fact
Paul Wesley Deason, Devisee under
The Last Will and Testament of
Josephine Byrum Deason, deceased
By: Thomas Randall Deason, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Randall Deason, devisee under The Last Will and Testament of Josephine Byrum Deason, deceased,*with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and who further acknowledged that he is the attorney in fact for Joel Franklin Deason and Paul Wesley Deason, Devisees under The Last Will and Testament of Josephine Byrum Deason, deceased, and that he is authorized by them to execute this instrument on their behalf.

*and Thomas Randall Deason, Executor for the Estate of Josephine Byrum Deason, deceased.

Witness my hand in Nashville, TN, this 30th day of June, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09