This instrument prepared by and after recording return to:

Key Title & Escrow Services, Inc.
Mark W. Kilpatrick, Atty.
215 Jamestown Park Rd. Suite 204
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/21/08 13:48 2 pgs
Fees:13.00 Taxes:1039.70
20080721-0074616

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Ibrahim Farah **7220 Sugarloaf Drive** **Nashville, Tenn. 37211**	**SunTrust Mortgage, Inc.** **201 4th Ave. North 7th Fl.** **Nashville, Tn 37219**	**181-01-0-A-96.00CO**

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That **Ira H. Schwartz, unmarried and Marjorie S. Winakur, unmarried,** herein called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Ibrahim M. Farah** _____ (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Sugar Valley, Section Three, a Planned Unit Development, of record in Instrument No. 20000410-0035743, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ira H. Schwartz, unmarried and Marjorie S. Winakur, unmarried, as joint tenants with right of survivorship by Warranty Deed from Haney A. Long, III, a single person, dated 9/10/07 and recorded 9/25/07 as Instrument No. 20070925-0114129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

This is improved property which bears the address of: 7220 Sugarloaf Drive, Nashville, Tenn. 37211

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have

good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **18th** day of **July , 2008.**

Ira H. Schwartz **Marjorie S. Winakur**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Ira H. Schwartz and Marjorie S. Winakur**, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the **18th** day of **July, 2008.**

Notary Public

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

My Commission Expires: _____

State of TENNESSEE
County of DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$281,000.00**.

Sworn to and subscribed before me this the **18th** day of **July , 2008.**

Affiant

Notary Public

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 11/14/09

RETURN TO:

Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
3396

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