THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Prestige Title** **Brentwood, TN 37027** **FTEC File No. 28069-09-2008**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $153,500.00. Ashley Reese Affiant Subscribed and sworn to before me this 25th day of September, 2008. Robyn DuBray Notary Public My Commission Expires: 5/8/2012

Davidson County DEEDWARR
Recvd: 10/06/08 09:32 2 pg
Fees:13.00 Taxes:567.95
20081006-0101132

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Atfat I. Gergis, Rasha W. Bebawy 2841 Evergreen Ridge Pt. Nashville, TN 37217	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 135-10-0C-152.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James J. Reese, Jr.**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Atfat I. Gergis and Rasha W. Bebawy, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2841 Evergreen Ridge Pt., Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

This is not and never has been the principal residence of the Grantor.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of September, 2008.

James J. Reese, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James J. Reese, Jr.**, 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, at office, this 25th day of September, 2008.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Section Six, Ransom Park, as of record in Instrument No. 20041118-0138645, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James J. Reese, Jr. by Substitute Trustee's Deed dated June 23, 2008 from Shapiro & Kirsch, LLP, Substitute Trustee of record in Instrument No. 20080708-0070225, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20000725-0073496, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Ransom Park, of record in Instrument No. 20011010-0110579, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Instrument No. 20041118-0138645, Register's Office for Davidson County, Tennessee.
5. Easement for right-of-way of record in Book 1237, page 111, Register's Office for Davidson County, Tennessee.
6. Easement for utilities of record in Book 2649, page 593, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20010206-0011474, Register's Office for Davidson County, Tennessee.