/Davidson County DEEDWARR
Recvd: 11/03/08 15:49 3 pgs
Fees:18.00 Taxes:634.55
20081103-0109417

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adel Hana	WR Starkey Mortgage, LLP	162-02-0-C-064.00CO
133 Bart Drive	5055 W Park Blvd, Ste 300	
Antioch, TN 37013	Plano, TX 75093	

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$171,500.00**

Adel Hana
Affiant

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

L. M. Corriveau
Notary Public

My Commission Expires:
(Affix Seal)

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marquis Homes, LLC., a Tennessee Limited Liability Company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Adel Hana and Hanaa Ayad, husband and wife, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 64 on the FINAL PLAT, SECTION ONE, SPENCER HILL, of record in Instrument No. 20070614-0071366, Register's Office for Davidosn County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to Marquis Homes, LLC, by Warranty Deed from GJR Development, LLC, dated July 6, 2007, of record in Instrument No. 20070727-0089494, Register's Office for Davidson County, Tennessee.

This is improved property located at: **133 Bart Drive, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **October, 2008.**

Marquis Homes, LLC.

By: **John MacCauley, III**
It's: **Division Manager**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **John MacCauley, III** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Division Manager** of **Marquis Homes, LLC.,** the within named bargainor, a limited liability company, and that such **John MacCauley, III**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Division Manager.**

Witness my hand and Seal at office on the **30th** day of **October, 2008.**

C. M. Corriveau

Notary Public

My Commission Expires: _____

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SPENCER HILL, SECTION ONE, as recorded in Instrument No. 20070614-0071366, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 4003, page 11, Book 4158, page 42, Book 4178, page 738 and Instrument No. 20070530-0064097, Register's Office for Davidson County, Tennessee.

5. Deed to Metropolitan Government of record in Book 4135, Page 444, and Book 4198, Page 824,Register's Office for Davidson County, Tennessee.

6. Subject to all matters appearing of record in Plat Book 3700, Page 59 and Plat Book 3700, page 135,Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement as of record in Instrument Number 20060821-0102706,Register's Office for Davidson County, Tennessee.