Davidson County DEEDWARR
Recvd: 02/09/09 10:02 2 pgs
Fees:13.00 Taxes:517.63

20090209-0010935

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Dwight Haste
Affiant

Subscribed and sworn to before me, this 29th day of January, 2009.

Ann M. Ledet
Notary Public
My commission expires: 7/01/09

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

06-0901-73367

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald Baydoun 1020 Preston Drive Nashville TN 37206	Peoples Home Equity 213 WARD CIRCLE, #201 BRENTWOOD, TN 37027	083-08-0-026.00

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, James Aaron Lumpkin and wife, Judy M. Lumpkin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donald Baydoun and Nader Baydoun, 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. 39, on the Plan of Rosewood Heights, Section Two, of record in Book 2133, Page 57, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Aaron Lumpkin and wife, Judy M. Lumpkin by deed from Raymond F. Breuer and wife, Velva A. Breuer, dated April 29, 1994, recorded May 2, 1994, of record in Book 9329, Page 390, Register's Office for Davidson County, Tennessee.

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 1020 Preston Drive, Nashville, TN 37206

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 29th day of January, 2009.

James Aaron Lumpkin

Judy M. Lumpkin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Aaron Lumpkin and Judy M. Lumpkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 29th day of January, 2009.

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 05/03/10