WARRANTY DEED

P-09-1731A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hany Abdo	US Bank, N.A.	
1731A Southwind Drive	(NAME) 4801 Frederica Street	135-01-0B-001.00
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DY PROPERTIES II, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HANY ABDO AND NERMIN KARAM, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being 1731-A, Unit 'A' on the Plan of Southwind Townhomes of record in Instrument Number 20081231-0124131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gerges A. Elmeseh, married, by Warranty Deed from DY Properties II, LLC, of record in Instrument No. 20080707-0069885, in the Register's Office for Davidson County, Tennessee, dated June 20, 2008.

Further conveyed to Carol T. Baker, Trustee, by Quitclaim Deed from Gerges A. Elmeseh, married, of record in Instrument No. 20090210-0011624, in the Register's Office for Davidson County, Tennessee, dated February 6, 2009.

Further conveyed to DY Properties II, LLC by Quitclaim Deed from Carol T. Baker, Trustee of record as Instrument No. 20090210-0011627, in the Register's Office for Davidson County, Tennessee, dated February 6, 2009.

Said Property has never been the principle residence of the Grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1731A Southwind Drive, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20090020031 DEEDWARR
Recvd: 03/26/09 13:21 2 pgs
Fees:13.00 Taxes:429.20
20090326-0027352

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 20th day of March, 2009.

DY Properties II, LLC

BY: _____
Deron Jenkins

TITLE: Owner / President

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public, of the state and county aforesaid, personally appeared Deron Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the Owner/president of DY Properties II, LLC, the within named bargainor, a corporation, and that he as such Owner/president executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her/himself as Owner/president.

WITNESS my hand, at office, this 20 day of March, 2009.

_____
NOTARY PUBLIC
My Commission Expires: 5/8/2012

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800