BILL GARRETT, Davidson County
Trans:T20090021307 DEEDWARR
Recvd: 04/01/09 10:17 2 pgs
Fees:13.00 Taxes:340.40
20090401-0029158

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of March, 2009, by and between Gad Gadalla Azer and Hanaa Armany Azer, husband and wife, f/k/a Gadalla A Gadalla and Hanaa N Armany,* party of the first part, and Joshua H Clevenger and Melita Foster, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot 5, Rockmont Subdivision as of record in Book 4300, Page 71, Register's Office, Davidson County, Tennessee.

Being all or part of the same property conveyed to Gadalla A Gadalla And Hanaa N Armany by virtue of Warranty Deed dated May 14, 1998 of record at Book 10936, Page 845 in the Register's Office of Davidson County, Tennessee.

*Petitions for Name Change were submitted to the US District Court for the Middle District of Tennessee on January 10, 2003. Both petitions were granted by the court on February 28, 2003.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Gad Azer
Gad ~~Gadalla~~ Azer

Hanaa Azer
Hanaa ~~Armany~~ Azer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Gad ~~Gadalla~~ Azer and Hanaa ~~Armany~~ Azer, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2009.

Melissa K. White

MELISSA K. WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Gad Gadalla Azer and Gad Azer being one and the same person.
Hanaa Armany Azer and Hanaa Azer being one and the same person.

Notary Public

My Commission Expires: 9-19-09

Property Owner & Address: Joshua H Clevenger and Melita Foster

730 23rd Street
Nashville, TN 37209

Tax Parcel No 09101008800

Property Address: 730 23rd Street
Nashville, TN 37209

MAIL TAX BILLS TO: Pinnacle National Bank

211 Commerce Street
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $92,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of March, 2009.

Notary Public

My Commission Expires: 11-14-09

MARIE BRADFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.