Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Abbas A. Alfatlawi	Regions Bank d/b/a Regions Mtg	161-14-0-C-017.00CO
5309 Barton Vale Court	P.O. Box 2153	
Nashville, TN 37211	Birmingham, AL. 35287-2520	

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

BILL GARRETT, Davidson County
Trans:T20090028926 DEEDWARR
Recvd: 05/01/09 14:44 2 pgs
Fees:13.00 Taxes:999.00
20090501-0039967

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $270,000.00

ABBAS ALFATLAWI
Affiant

Subscribed and sworn to before me, this the 30th day of April, 2009.

I. M.
Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORBIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

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 **Gordon D. Smith, a single man, Ronald B. Mitchell, a single man, as joint tenants with rights of survivorship, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Abbas A. Alfatlawi, an unmarried man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 17 on the Final Plat of Barton Vale, of record in Book 7900, page 639, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gordon D. Smith and Ronald B. Mitchell, as joint tenants with rights of survivorship, by Quit Claim Deed from P. Lynne Meyer-Reynolds, Trustee, dated August 25, 2007, of record in Instrument No. 20070831-0104762, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (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) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **5309 Barton Vale Court, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **April, 2009.**

GRANTOR(S)

Gordon D. Smith

Ronald B. Mitchell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Gordon D. Smith and Ronald B. Mitchell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **April, 2009.**

Notary Public

My Commission Expires:



My Commission Expires MAR. 4, 2013