WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090036604 DEEDWARR
Recvd: 06/03/09 09:01 2 pgs
Fees:13.00 Taxes:292.30
20090603-0050948

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $79,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MAY, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/3/12

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03006 SAROFEM CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO r	MAP-PARCEL
Shenoda Sarofem and Markous Mesak	same	15007052700
3357 Oak Trees Court		
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CLARK L. BAILEY, AND WIFE, JAN W. BAILEY AKA KAREN J. BAILEY FKA KAREN J. WYATT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SHENODA SAROFEM, UNMARRIED AND MARKOUS MESAK, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3357 Oak Trees Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple. has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 29th day of May, 2009.

Clark L. Bailey

Jan W. Bailey aka Karen J. Bailey fka Karen J. Wyatt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CLARK L. BAILEY AND JAN W. BAILEY AKA KAREN J. BAILEY FKA KAREN J. WYATT, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of May, 2009.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 29B, ZONE LOT DIVISION OF LOTS 25, 26 & 29, LAKESHORE WOODS, SECTION THREE, as shown on plat of record in Plat Book 6250, Page 749, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Clark L. Bailey and Karen J. Wyatt and Jimmy H. Dunn, married, by Warranty Deed from CDT Properties, LTD, recorded April 28, 1987 in Book 7216, Page 868, and further conveyed to Clark L. Bailey and wife, Jan W. Bailey, by Quitclaim Deed from Jimmy H. Dunn and wife, Joyce Dunn, recorded December 20, 1988 in Book 7732, Page 554, and further conveyed to Clark L. Bailey et ux Karen J. Bailey by Quitclaim Deed from Clark L. Bailey, Karen J. Wyatt and Jimmy H. Dunn, for the purpose of creating a tenancy by the entirety interest between Clark L. Bailey and Karen J. Wyatt, now Karen J. Bailey, recorded April 11, 1989 in Book 78
13, Page 997, in the Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.