PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090049407 DEEDWARR
Recvd: 07/22/09 10:35 2 pgs
Fees:13.00 Taxes:1535.50
20090722-0068691

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50101
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
George I. Flatau Lara A. El-Naggar 2810 Hillside Drive Nashville, Tennessee 37212	New Owner

TAX MAP-PARCEL NUMBERS: 10410020800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$415,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John T. Kimbrough, III, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George I. Flatau, unmarried and Lara A. El-Naggar, as joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Tennessee, being Lot No. 5, Block 6 on the Plan of Fairfax Place of record in Book 547, pages 137 and 138, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John T. Kimbrough, III, unmarried by warranty deed from Carter R. Brothers and wife, Jennifer T. Brothers, dated Feb. 15, 2002 and recorded on Feb. 19, 2002 of record in Doc. No. 20020219-0020764, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 547 Pages 137 and 138, said Register's Office.

This is improved property, known as: 2810 Hillside Avenue, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14 day of July, 2009.

John T. Kimbrough, III

State of FLORIDA

County of Orange

On this 11th day of July, 2009 , before me the undersigned authority, personally appeared John T. Kimbrough, III , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 6/19/13

Notary

Notary Public State of Florida
Christopher John Esposito
My Commission DD895750
Expires 06/19/2013

State of TENNESSEE

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $415,000.00

Affiant

Sworn and subscribed before me this the 15th day of July, 2009

Notary Public

My Commission Expires: 7-2410

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212