THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane, Suite 5

Brentwood, TN 37027

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

Address New Owner(s)
Mena Khalil
2733 Riverbend Dr
Nash Tn 37214

Send Tax Bills To:
New Owner Fifth Third Residential Mortgage
5001 Kingsley Drive
Cincinnati, OH 45227

Map & Parcel Nos.:
062-02-0A-008.00-CO

BILL GARRETT, Davidson County
Trans:T20090051686 DEEDWARR
Recvd: 07/31/09 09:10 2 pgs
Fees:13.00 Taxes:601.25
20090731-0071575

WARRANTY DEED

THIS INDENTURE, made and entered into this **24th day of July, 2009**, by and between **Gregory B. Morris and wife, Dawn M. Morris**, party of the first part, and **Mena Khalil, unmarried,** party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($162,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No. 77A on the Plan of the Resubdivision of Lots 69A, 69B, 70A, 70B, 72A, 72B, 76B, 77A, 77B, 78A, 78B, 79A, 19B, 80A, and 80B, River Trace Estates, Phase I, Section 1 of record in Plat Book 6900, Pages 324 and 325, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Gregory B. Morris and wife, Dawn M. Morris, from Fox Ridge Homes, Inc. by deed dated September 23, 1996, of record in Book 10205, Page 282 and re-recorded to correct the legal description (lot number) in Book 10252, Page 318, in the records for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

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

Gregory B. Morris

Dawn M. Morris

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gregory B. Morris and Dawn M. Morris** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **24th day of July, 2009**.

My commission expires: EXP 03 / 04 / 2013

KEVIN G. BIPPEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$162,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 24 **day of** July, 2009.

Debbie A. Treadway

Exp. 4/23/2013 Notary Public

PROPERTY ADDRESS:
2733 Riverbend Drive
Nashville, TN 37214

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires 4/23/2013