THIS INSTRUMENT PREPARED BY:
Watkins, & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, TN 37201-1638
(615) 255-2191

BILL GARRETT, Davidson County
Trans:T20090069213 DEEDWARR
Recvd: 10/09/09 13:36 3 pgs
Fees:18.00 Taxes:943.50
20091009-0094320

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #
HUSSEIN BENAVY, et ux. 116 Sterling Oaks Ct. Brentwood, TN 37027	New Owner	172050B04600CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

~~HUSSEIN BENAVY~~ Mark Leedom

SUBSCRIBED AND SWORN to before me, the undersigned, by ~~HUSSEIN BENAVY~~ Mark Leedom this 6th day of October, 2009.

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/3/12

FOR AND IN CONSIDERATION of the sum of Two Hundred and Fifty-Five Thousand Dollars ($255,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOHN K. KIRKLAND and SARAH H. KIRKLAND, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto HUSSEIN BENAVY and wife, JAMILA BENAVY, hereinafter "GRANTEES", their heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTORS covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters shown on Exhibit A.

GRANTORS further covenants and binds themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this 5th day of October, 2009.

JOHN K. KIRKLAND
by W. WARNER McNEILLY, III, POA

SARAH H. KIRKLAND KIRKLAND
by W. WARNER McNEILLY, III, POA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named W. WARNER McNEILLY, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for JOHN K. KIRKLAND and SARAH H. KIRKLAND, and that he is authorized by JOHN K. KIRKLAND and SARAH H. KIRKLAND to execute this instrument on their behalf.

Witness my hand this 5th day of October, 2009.

Notary Public
My commission expires: 1-23-10

JENNIFER V. ANGLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 46, as shown on the map entitled Phase 1, Sterling Oaks, of record in Plat Book 8250, page(s) 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN K. KIRKLAND and wife, SARAH H. KIRKLAND, by deed of record as Instrument No. 20060911-0112060, Register's Office for Davidson County, Tennessee.

The street address of the property is 116 Sterling Oaks Ct., Brentwood, TN 37027.

Said property is subject to:

1. Davidson County taxes for 2009, a lien, but not yet due and payable.

2. Declarations of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens contained in an instrument of record in Book 20951, page 547, and Book 11514, page 959, said Register's Office.

3. Matters shown on the Plan of record in Book 8250, page(s) 998, said Register's Office.