BILL GARRETT, Davidson County
Trans:T20090072286 DEEDWARR
Recvd: 10/23/09 12:48 2 pgs
Fees:13.00 Taxes:458.80
20091023-0098171

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N16192

Property Address:
820 Rocky Mountain Pkwy, Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Bobby L. Bledsoe, and Andrea D. Bledsoe**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Safwat Abdou, and Soheir Eskandar, as Joint Tenants with the Right of Survivorship, and not as tenants in common**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 63 on the Plan of Pinnacle Point Phase III, as shown by plat of record in Plat Book 6900, Page 391, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Wallace M. Loveless and wife, Mildred L. Loveless, dated August 28, 1998, and recorded September 4, 1998, in the Register's Office for Davidson County, Tennessee, in Book 11101, at Page 637.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 22nd day of October, 2009.

Bobby L. Bledsoe {Seal}

Andrea D. Bledsoe {Seal}

State of TENNESSEE
County of Davidson

On this the 22nd day of October, 2009, before me, the undersigned officer, personally appeared Bobby L. Bledsoe and Andrea D. Bledsoe, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

TINA TRACZKOZY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Comm. Expires November 12, 2012

Notary Public

My Commission expires: 11.12.2012

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $124,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 22nd of October, 2009.

Notary Public

My Commission expires: 8/20/2013.

TERRY R. SLATER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name of Owner and Property Address:
Safwat Abdou and Soheir Eskandar
820 Rocky Mtn Pkwy
Antioch TN, 37013

Phone: (615) 720-1238

Person Or Entity Responsible For Payment Of Taxes:
US Bank N.A.

4801 Frederica Street
Owensboro, KY 42301

Tax Parcel ID#: 135-14-0-A-114.00CO