This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20090083528 DEEDWARR
Recvd: 12/10/09 14:45 2 pgs
Fees:13.00 Taxes:647.13
20091210-0113046

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willowhill Circle
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Akram Garas & Howida Sedrak
2324 Haskell Drive
Antioch, TN 37013

SEND TAX BILLS TO:
US Bank
9321 Olive Boulevard
St. Louis, MO 63132

Map & Parcel 174.11-0A-216.00 CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, We, **Quentin Hatfield and Linda Hatfield, husband and wife, by and through Power of Attorney,** hereinafter called the **Grantors**, do hereby convey unto **Akram Garas and wife, Howida Sedrak** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot No. 315 on the Final Plat of Cane Ridge Farms, Phase Four, as shown by plat appearing of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Quentin Hatfield and Linda Hatfield, husband and wife, on October 9, 2007 by Warranty Deed of record in Instrument No. 20071011-0121123, Register's Office for said County.

This instrument is being executed pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. *20091210-0113045, Register's Office for said County.

*20091210-0113045

This is improved property known as 2324 Haskell Drive, 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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor 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 herein set out.

GRANTOR FURTHER CONVENANTS 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.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 26th day of January, 2009.

Quentin Hatfield by Kimberly R. Hargrove, Attorney in Fact

Linda Hatfield by Kimberly R. Hargrove Attorney-In Fact

State of Tennessee
County of Rutherford

On this 26th day of January, 2009, before me personally appeared Kimberly R. Hargrove who executed the foregoing instrument on behalf of Quentin Hatfield and Linda Hatfield and acknowledged that he executed the same as the free act and deed of Quentin Hatfield and Linda Hatfield through Power of Attorney granted her.

Notary Public In and for the
State of Tennessee
Commission Expires: Aug 24, 2011

CHRISTOPHER PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $174,900.00.

Affiant

Sworn and subscribed before me on November 25 2009.

Notary Public
~~My commission expires 6/18/12~~
My commission Expires 8/24/2011

CHRISTOPHER PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY