Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20090084451 DEEDWARR
Recvd: 12/15/09 11:11 2 pgs
Fees:13.00 Taxes:247.90
20091215-0114192

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $67,000.00

Affiant

Subscribed and sworn to before me, this 14th day of December, 2009.

Notary Public
My commission expires: 1-17-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

06-0911-73726

Address of New Owner:	Send Tax Bills to:	Tax Information
Hesham F. Elqadi	Tennessee Bank & Trust	106-13-0-056.00
2137 Rosemary lane	330 Mayfield Drive, Ste. C-6	
Nashville TN 37210	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carolyn Ballentine and husband, James M. Ballentine**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hesham F. Elqadi and Lorianne W. Elqadi, Husband and Wife** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of Glenrose Park, of record in Book 974, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Austin A. Allen and wife, Betty J. Allen by deed from Bonnie F. Boyd, dated February 10, 1978, recorded February 15, 1978, of record in Book 5252, Page 861, Register's Office for Davidson County, Tennessee. The said Betty J. Allen having since died.

Further being the same property conveyed to Austin A. Allen and Carolyn Yvonne Lynch by Quitclaim Deed from Austin A. Allen, dated July 7, 2004, recorded July 9, 2004, of record in Instrument No. 20040709-0081851, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Harold Reeves, Trustee by Quitclaim Deed from Austin A. Allen, and further conveyed to Carolyn Yvonne Lynch Ballentine by Quitclaim Deed from Harold Reeves, Trustee, dated June 6, 2006, recorded June 9, 2006, of record in Instrument No. 20060609-0068464, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James M. Ballentine, married by Quitclaim Deed from Carolyn Yvonne Lynch Ballentine, married, dated August 2, 2007, recorded August 6, 2007, of record in Instrument No. 20070806-0093005, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Carolyn Ballentine and husband, James M. Ballentine by Quitclaim Deed from James M. Ballentine, married, dated December 20, 2007, recorded December 31, 2007, of record in Instrument No. 20071231-0149099, Register's Office for Davidson County, Tennessee.

The said Carolyn Yvonne Lynch and Carolyn Yvonne Lynch Ballentine is one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **2137 Rosemary lane, Nashville, TN 37210**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 11 day of December, 2009.

Carolyn Ballentine

James M. Ballentine

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn Ballentine and James M. Ballentine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 11 day of December, 2009.

Notary Public

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 06/17/2013

My Commission expires