When recorded return to:
TrustLand Title
1720 West End Ave, #400
Nashville, TN. 37203

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20100006455 DEEDWARR
Recvd: 02/02/10 12:04 3 pgs
Fees:18.00 Taxes:1128.50
20100202-0008311

W & I Ref: DM Title No: 50333

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Suzan Ramadan 7532 Old Harding Road Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 142140B01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles M. Brown and spouse, Amy N. Brown**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Suzan Ramadan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of River Plantation, Section VIII, Phase 1 of record in Book 6900, pages 475 and 476, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles M. Brown and wife, Amy N. Brown by Warranty Deed from Traditional Family Homes, LLC, dated Dec. 7, 2005 and recorded on Dec. 8, 2005 of record in Doc. No. 20051208-0147861, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 475 and 476, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7389, page 924, Book 7389, page 941, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Amy N. Brown by Charles M. Brown pursuant to a Power of Attorney executed by her on the 2nd day of Feb, 2010, of record in Instrument No. *, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 7532 Old Harding Road, Nashville, Tennessee 37221

*20100202 0008310

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 COVENANTS 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.

WITNESS THE EXECUTION HEREOF this 26th day of January, 2010 .

Charles M. Brown

Amy N. Brown by Charles M. Brown, Atty-In-Fact

Charles M. Brown **Amy N. Brown by Charles M. Brown, Atty-In-Fact**

State of TENNESSEE
County of DAVIDSON

On this 26th day of January, 2010 , before me the undersigned authority, personally appeared Charles M. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $305,000.00

Affiant

Sworn and subscribed before me this 28 day of January, 2010

My Commission Expires: C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 4, 2013

Notary Public

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 , **Charles M. Brown** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Amy N. Brown** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 26th day of January, 2010

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

To

Warranty Deed

FROM: Charles M. Brown and spouse, Amy N. Brown

TO: Suzan Ramadan

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Charles M. Brown, Affiant

Sworn to and subscribed before me this 26th day of January, 2010

Notary Public

My Commission Expires:

CHRISTY IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011