OWNER/RESPONSIBLE TAXPAYER:
Edmond Dabit
3939 Macon Rd, Columbus, GA 31907

THIS INSTRUMENT PREPARED BY:
Robert H. McKenna
Page, Scrantom, Sprouse, Tucker & Ford
1111 Bay Avenue, Third Floor
Columbus, GA 31901

BILL GARRETT, Davidson County
Trans:T20100017263 DEEDWARR
Recvd: 03/24/10 13:08 2 pgs
Fees:13.00 Taxes:1217.30
20100324-0022084

TION NO.:

source of title: Deed Book 7857, Page 235
Map # 093-06-1-035

WARRANTY DEED
(NTE)

THIS INDENTURE made this the 2nd day of March, 2010, by and between MILAD H. DABIT, as Trustee for Milad H. Dabit, Samir H. Dabit, and Edmond H. Dabit, hereinafter referred to as Party of the First Part, and EDMOND H. DABIT and SAMIR H. DABIT, hereinafter collectively referred to as Party of the Second Part;

WITNESSETH:

THAT SAID First Party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

Land in Davidson County, Tennessee, being part of Lot 89 on the original Town of Nashville, not of record, known as 221-223-225 Fifth Avenue North, and more particularly described in accordance with survey by Hart, Freeland, and Roberts, Architects, Nashville, Tennessee, dated October 1, 1941, as follows:

Beginning at a point in the western margin of Fifth Avenue North (formerly Summer Street) two hundred sixty-eight feet nine inches (268 feet 9 inches) north of the northwest intersection of Church Street and Fifth Avenue North; running thence westerly at an angle of 90 degrees and 4 minutes one hundred seventy-two feet three inches (172 feet 3 inches) to the easterly margin of an existing sixteen foot alley; thence southerly at an angle of 90 degrees and 2 minutes along said alley, forty four feet, eight and one-half inches (44 feet 8 ½ inches); thence easterly at an angle of 89 degrees and 54 minutes one hundred seventy two feet, three inches (172 feet 3 inches) to the westerly margin of Fifth Avenue North; thence northerly at an angle of 90 degrees along the western margin of Fifth Avenue, North, forty four feet, five and one half inches (44 feet 5 ½ inches) to the point of beginning.

with the hereditaments and appurtenances thereto appertaining. TO HAVE AND TO HOLD the same unto the Second Party, their heirs, successors, and assigns forever.

AND said First Party, for itself and its successors and assigns, does hereby covenant with said Second Party, their heirs, successors, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power,

authority, and right to convey the same, and that said premises are free from all encumbrances except 2010 taxes, which Second Party assumes and agrees to pay, and the matters herein recited, as follows:

> Any and all applicable restrictions, easements, and building setback lines as are shown in the records in the Davidson County Register's Office and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

and that it will forever warrant and defend the same premises and title thereto against the lawful claims of all persons whomsoever.

The undersigned have hereunto set their hands and seals to this instrument on the above-mentioned date.

Milad H. Dabit

MILAD H. DABIT, as Trustee for Milad H. Dabit, Samir H. Dabit, and Edmond H. Dabit

STATE OF Tennessee
COUNTY OF Hamilton

BEFORE ME, the undersigned authority, a Notary Public in and for the aforesaid County and State, personally appeared MILAD H. DABIT, as Trustee for Milad H. Dabit, Samir H. Dabit, and Edmond H. Dabit, with whom I am personally acquainted, or who has proven to me on the basis of satisfactory evidence, who, as such Trustee and with full authority, executed the foregoing instrument as her act on this the 2nd day of March, 2010.

Notary Public Paul W. Webb
My commission expires: 2/6/2013

PAUL W. WEBB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

ASHLEY DAUGHERTY
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/10/10
MUSCOGEE COUNTY, GA

STATE OF GEORGIA
COUNTY OF MUSCOGEE

The actual consideation or true value, whichever is greater for this transfer is $329,000.00.

Affiant

Sworn to and subscribed before me this the 2nd day of March, 2010.

Notary Public