Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2010.

Notary Public
My commission expires: 5/14/2011

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

04-1003-53714

Address of New Owner:	Send Tax Bills to:	Tax Information
Dustin Wiggins 7404 East Winchester Drive Antioch TN 37013	Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, TN 37201	151-10-0-A-094.00

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, Hany Habashey, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dustin Wiggins and wife, Melissa Wiggins, 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. 300, on the Plan of Phase One, Villages of Long Hunter, of record in Instrument No. 20010123-0006894, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hany Habashey, a married man by deed from Ole South Properties, Inc., dated March 28, 2002, recorded April 2, 2002, of record in Instrument No. 20020402-0040103, Register's Office for Davidson County, Tennessee.

Janette Samuel, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

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 7404 East Winchester 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 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.

Davidson County DEEDWARR
Recvd: 04/28/10 14:53 3 pgs
Fees:18.00 Taxes:480.63
20100428-0032398

WITNESS my hand this 23rd day of April, 2010.

Hany Habashey
Hany Habashey

Janette Samuel
Janette Samuel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hany Habashey and Janette Samuel, 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 Smyrna, TN, this 23rd day of April, 2010.

Paige B. Mayercik
Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/21/10

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

My Commission Expires: September 2, 2013

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