BILL GARRETT, Davidson County
Trans:T20100027758 DEEDWARR
Recvd: 05/10/10 09:47 2 pgs
Fees:13.00 Taxes:321.90
20100510-0035418

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of April, 2010, by and between Roy C Forkum, married, and Vasilios Darsinos, unmarried, party of the first part, and Kartar Riad and Amira Sawires, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 128 ON THE PLAN OF BEL-AIR SUBDIVISION, SECTION 2, OF RECORD IN BOOK 2900, PAGES 29-32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Being all or part of the same property conveyed to Roy Forkum and Vasilios Darsinos, by virtue of that certain Cash Deed dated June 1, 2009, at Instrument No. 20090604-0051747 and Scriviners Affidavit at Instrument No. 20091201-0109796 in the Register's Office of Davidson County, Tennessee. Previously conveyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20050809-0093824, dated April 12, 2005 from Niki N. Baldwin and Betty M. Baldwin by virtue of Warranty Deed at Instrument No. 20010713-0074796 dated July 10, 2001, in the Register's Office of Davidson County, Tennessee.
**Roy C Forkum warrants that this property has never been used as his primary residence and has been used for investment purposes only. **

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Roy C Forkum

Vasilios Darsinos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Roy C Forkum and Vasilios Darsinos , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Kartar Riad and Amira Sawires
1905 Laurinda Drive
Nashville, TN 37217

Tax Parcel No 107-5-129

Property Address: 1905 Laurinda Rd
Nashville, TN 37217

MAIL TAX
BILLS TO:

US Bank, National Association
3180 RiderTrail South, Earth City, MO 63045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $87,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of April, 2010.

Notary Public

My Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY