THIS INSTRUMENT PREPARED BY:
R. Scott Huddleston, Attorney at Law
Brentwood Commons
Building Two, Suite 150
750 Old Hickory Blvd.
Brentwood, Tennessee 37027

This instrument is prepared from information provided by the parties hereto without the benefit of a title search or title insurance.

BILL GARRETT, Davidson County
Trans:T20100028351 DEEDWARR
Recvd: 05/11/10 14:37 3 pgs
Fees:17.00 Taxes:0.00
20100511-0036256

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, BARBARA NADINE GILBERT, hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto MARWAN S. RIHANI and BARBARA NADINE GILBERT, Husband and Wife, as joint tenants with rights of survivorship, hereinafter called the "Grantees", 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 61 on the Plan of Westward Winds as of record in Book 3700, page 32, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Barbara Nadine Gilbert by Warranty Deed from Randall C. Ferguson and wife, Madelyn Ferguson, of record in Book 6195, Page 83, Register's Office for said County.
>
> This conveyance is made subject to: (1) Restrictions of record in Book 3944, page 377; (2) All matters appearing on the Plan of record in Plat Book 3700, page 32, said Register's Office; and (3) to all other easements, rights-of-way, protective covenants and mineral reservations of record, if any.
>
> This is the improved property, known as 7226 Westcott Drive, Nashville, Tennessee 37221.
>
> 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 successors, heirs and assigns, forever, and we do covenant with the said Grantees that we a lawfully seized 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, and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successor, 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.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

IN TESTIMONY WHEREOF I have hereunto set my hand this 27th day of April, 2010.

Barbara Nadine Rihani

Barbara Nadine Rihani, formerly known as
Barbara Nadine Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2010, before me personally appeared Barbara Nadine Rihani, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

WITNESS my hand and official seal of office this 27th day of April, 2010.

Teresa L Bryant

Notary Public

My Commission Expires:

March 4, 2013

TERESA L. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address:	7226 Westcott Drive Nashville, Tennessee 37221
New Owner's Name and Address:	Marwan S. Rihani & Barbara Nadine Rihani 7226 Westcott Drive Nashville, Tennessee 37221
Map Group Parcel Numbers:	142 10.0 014.00
Mail Tax Bills to:	Marwan S. Rihani & Barbara Nadine Rihani 7226 Westcott Drive Nashville, Tennessee 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$0.00 RS#

The actual consideration or true value, whichever is greater for this transfer is ~~$169,000.00~~.

M S Rihani
Marwan S. Rihani

Barbara Nadine Rihani
Barbara Nadine Rihani

Subscribed and sworn to before me this 27th day of April, 2010.

Teresa L. Bryant
Notary Public

My Commission Expires:
March 4, 2013

TERESA L. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY