G#22570-4
Map 150-15-0-B
Parcel 079.00CO

BILL GARRETT, Davidson County
Trans:T20100028941 DEEDWARRSP
Recvd: 05/13/10 15:01 2 pgs
Fees:13.00 Taxes:525.40
20100513-0037049

BOX #14A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Jan Fahmy
Affiant

Subscribed and sworn to before me this the 12th day of May, 2010.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Jan Fahmy	U. S. Bank N.A.
(Name)	(Name)
125 Painter Drive	P. O. Box 20005
(Street Address)	(Street Address)
Antioch, TN 37013	Owensboro, KY 42304-0005
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **First Tennessee Bank, National Association**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Jan Fahmy and Christina Hanna, husband and wife,** hereinafter called the "Grantees", their heirs and/or 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. 79 on the Final Plat of Edison Park (formerly Painter), of record in Instrument No. 20060726-0090090, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING part of the same property conveyed to First Tennessee Bank, National Association by Substitute Trustee's Deed from K. David Waddell, Substitute Trustee, of record in Instrument No. 20091023-0098174, and by Corrected Substitute Trustee's Deed, of record in Instrument No. 20091027-0099174, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, Restrictions and By-Laws, of record in Instrument No. 20060831-0107891; Charter of record in Instrument No. 20060724-0089083; and Stormwater Detention Agreement of record in Instrument No. 20050603-0063189, said Register's Office; and easements and

setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS is improved property, known as: 125 Painter Deive, 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, and the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized 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 does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 12th day of May, 2010.

FIRST TENNESSEE BANK, NATIONAL ASSOCIATION

BY: Robert L. Goodall V.P.
Robert L. Goodall, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. Goodall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Vice President of First Tennessee Bank, National Association, the within-named bargainor, a banking corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by himself as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 12th day of May, 2010.

Notary Public

My Commission Expires: 10-21-12

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.