WARRANTY DEED

R-TRA-10-666

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF May, 2010

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
MY COMMISSION EXPIRES SEPTEMBER 19, 2011

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan B. Ventura	Prime Lending (NAME)	
666 Annex Avenue (ADDRESS)	18111 Preston Rd #900 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Dallas, TX 75252. (CITY) (STATE) (ZIP)	90-8-57.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMMAR S. QAZAIT AND MAHMOUD S. QAZAIT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUAN B. VENTURA AND SUSANA ANDRADE, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 47, WEST NASHVILLE ANNEX, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 24, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM SAID MAHMOUD QAZAIT AND WIFE, RASHA QAZAIT TO AMMAR S. QAZAIT AND MAHMOUD S. QAZAIT, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 3RD DAY OF MAY, 2000 IN INSTRUMENT NO. 200005030044552 AND WARRANTY DEED FROM DORIS M. THOMPSON, UNMARRIED TO SAID MAHMOUD QAZAIT AND WIFE, RASHA QAZAIT AS RECORDED ON THE 9TH DAY OF NOVEMBER, 1992 IN BOOK 8781, PAGE 359, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID MAHMOUD S. QAZAIT HAVING SINCE MARRIED. MAYSAA ALZANT JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY. AMMAR S. QAZIT HAVING SINCE MARRIED. THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF AMMAR S. QAZIT.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN PLAT BOOK 332, PAGE 24 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 666 Annex Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20100030349 DEEDWARR
Recvd: 05/20/10 09:11 3 pgs
Fees: 18.00 Taxes: 388.50
20100520-0038877

Witness my/our hand(s) this 7th day of May, 2010.

Ammar S. Qazait by Mahmoud S. Qazit, Attorney in Fact

Ammar S. Qazait by Mahmoud S. Qazit, Attorney in Fact

Mahmoud S. Qazait

Maysaa Alzant

Maysaa Alzant

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ammar S. Qazait and Mahmoud S. Qazait and Maysaa Alzant, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of May, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mahmoud Qazait, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ammar Qazait as his Attorney-in-Fact and acknowledged that he executed the same as the free act and deed of the said Ammar Qazait

WITNESS my hand and seal at Nashville, Tennessee, this the 7 day of May, 2010.

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7-24-10