Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me this 15th day of June, 2010.

Notary Public
My Commission Expires: ~~04/09/12~~ 7-18-10

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

10-0206

Address of New Owner:	Send Tax Bills to:	Tax Information:
Monsif L. Ebrahim	US Bank NA	149-12-B
1104 Twin Circle Drive	4801 Fredesica Street	67.00CO
Nashville, TN 37217	Owensboro, KY 42301	

BILL GARRETT, Davidson County
Trans:T20100038638 DEEDWARR
Recvd: 06/24/10 15:27 2 pgs
Fees:13.00 Taxes:518.00
20100624-0049528

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, we **Tonya L. Alston, nka Tonya L. Alston Ladd, and husband, John W. Ladd, Jr.**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Monsif L. Ebrahim and Manal Shehata, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Phase 2, Forest Cove, of record in Plat Book 9700, Page 976 & 977, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tonya L. Alston, unmarried, by deed from Craig Homes, Inc., dated October 30, 2000, of record in Instrument No. 20001102-0108904, Register's Office for Davidson County, Tennessee. Tonya L. Alston having since married and is now known as Tonya L. Alston Ladd. John W. Ladd, Jr., husband of Tonya L. Alston Ladd, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1104 Twin Circle Drive, Nashville, TN 37217.**

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 and assigns, forever; and we do covenant with the said GRANTEES 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 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.

Witness our hands this 15th day of June, 2010.

Tonya L. Alston Ladd

John W. Ladd, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Tonya L. Alston Ladd and John W. Ladd, Jr.**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of June, 2010.

Lee E. Cranford, Notary Public
State of Tennessee at Large
My Commission Expires: 01/09/12