This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20100041630 DEEDWARR
Recvd: 07/07/10 14:03 2 pgs
Fees: 13.00 Taxes: 445.39
20100707-0053247

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,375.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2010.

Notary Public

My Commission Expires:

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

Address New Owner:
Zakria Gabra and Ragaa Boktor
2521 Lakevilla Drive
Nashville, TN 37217

Send Tax Bills To:
New Owner

Map & Parcel:
149-030-15800

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Celebration Homes, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey untó **Zakria Gabra and Ragaa Boktor,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of Edge-O-Lake Subdivision, Section 1, of record in Instrument No. 20060315-0029602, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Celebration Homes, LLC by Quit Claim Deed from The Craig Company, dated March 11, 2010, of record in Instrument No. 20100316-0019806, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Subject to all matters on plan of record in Instrument No. 20060216-0029602, Register's Office for Davidson County, Tennessee.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20060810-0098639, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 3908, Page 161, Register's Office for Davidson County, Tennessee.
4. All assessments and taxes due in 2010 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 2521 Lakevilla Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of June, 2010.

Celebration Homes, LLC

By: _____
Corey Craig, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Corey Craig**, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Vice-President of Celebration Homes, LLC, the bargainor, a Tennessee Corporation, and that he as such Vice-President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such Vice-President.

Witness my hand, at Brentwood, Tennessee, 28th day of June, 2010.

Linda J. Ott
NOTARY PUBLIC

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires: 12-28-13