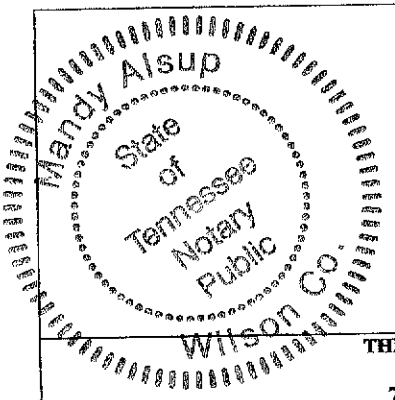


STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ WILSON

The actual consideration or value, whichever is greater, for this transfer is $106,000.00

Affiant

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

Notary Public

My commission expires: 5/14/2011

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDWARR
Recvd: 07/20/10 11:25 3 pgs
Fees:18.00 Taxes:392.20
20100720-0056686

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Latoya Nicole Brown	GUARANTY TRUST	163-01-47
4300 Winton Dr	316 ROBERT ROSE DR.	
Antioch, TN 37013	MURFREESBORO, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ashraf Samuel and Manal Samaan, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Latoya N Brown, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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 No 58 on the Plan of Hickory Highland Place-Phase 3, as of record in Book 9700, page 798, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ashraf Samuel and Manal Samaan by Cash Deed from Alphonson Jackson, Secretary of Housing and Urban Development of Washington, DC of record in Instrument 200411030132223, Register's Office for Davidson County, Tennessee, dated October 28, 2004.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 4300 Winton Dr, Antioch, TN 37013.

163-01-47 is the parcel identification number assigned to the property by the county tax assessor's office.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF July 15, 2010:

Ashraf Samuel

Manal Samaan

STATE OF ~~TENNESSEE~~ Florida)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF ~~Williamson~~ Clay)

Personally appeared before me, a Notary Public of said County and State, Ashraf Samuel and Manal Samaan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

CHRISTINE LeCLAIRE
MY COMMISSION # DD 733132
EXPIRES: November 8, 2011
Bonded thru CNA Surety

Witness my hand, at office, this the ~~15th~~ 14 day of July, 2010.

My Commission Expires: 11-8-2011

Notary Public

STATE OF ~~TENNESSEE~~ Florida)
) **ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**
COUNTY OF ~~Williamson~~ Clay)

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 15th day of July, 2010.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
) **CORPORATE ACKNOWLEDGEMENT**
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 15th day of July, 2010.

My Commission Expires:_____

_____
Notary Public

20101253MJ

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: September 2, 2013