(N)

BILL GARRETT, Davidson County
Trans:T20100049247 DEEDWARR
Recvd: 08/09/10 14:33 2 pgs
Fees:13.00 Taxes:449.55
20100809-0062886

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
121,500.00

Amy Crowe
Affiant

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF JULY, 2010

Tracey Perry
Notary Public
Commission Expires: 5-2-11

ADDRESS OF NEW OWNER:
Mohsen Masoud and Neven Anwar
645 Ransom Village Way
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP & PARCEL
135-14-0C-027.00 CO

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, I/WE,

Christon G. Arthur and Carmelita Arthur, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mohsen F. Masoud and Neven R. Anwar, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 27 on the Plan of Ransom Village of record in Book 7900, Pages 833 and 834, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christon G. Arthur and Carmelita Arthur, husband and wife, by Warranty Deed, from W. Franklin Evans, unmarried, of record in Instrument # 20010914-0100264, Register's Office for Davidson County, Tennessee, dated September 11, 2001 and recorded September 14, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 645 Ransom Village Way 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, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This the 27th day of July, 2010.

Christon G. Arthur by Claudia Beacham atty. in fact
Christon G. Arthur

Carmelita Arthur by Claudia Beacham atty in fact
Carmelita Arthur

STATE OF Tennessee
COUNTY OF Williamson

Before me personally appeared Claudia Beacham, to me known to be the person who executed the foregoing instrument in behalf of Christon G. Arthur and Carmelita Arthur as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said Christon G. Arthur and Carmelita Arthur.

Witness my hand and official seal this 27th day of July, 2010.

Notary Public

Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY