| WARRANTY DEED | STATE OF TENNESSEE<br>COUTY OF Williamson<br>The actual consideration or value, whichever is greater, for this transfer is $253,000.00<br>Affiant<br>Subscribed and sworn to before me, this the 3rd day of December, 2010.<br>Notary Public<br>My Commission Expires: 3/18/14<br>(AFFIX SEAL) |
|---|---|

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
Charles Beaty, 182 W. Franklin Street, Gallatin, TN 37066

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Waseem Abdulahad<br>7534 Old Harding Pike<br>Nashville, TN 37221 | new owner | Map 142-14<br>Group B<br>Parcel 16 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES ERIC BEATY AND WIFE, NANCY DICKERSON BEATY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY THEIR INTEREST UNTO **WASEEM ABDULAHAD**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 16, as shown on the map entitled River Plantation, Phase 1, Section VIII, of record in Plat Book 6900, pages 475 and 476, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charles Eric Beaty and wife, Nancy Dickerson Beaty, by deed from Traditional Family Homes, LLC, of record in Instrument No. 20050620-0069863, dated May 13, 2004, said Register's Office.

The description of the said property set forth above is the same as that in the previous deed of record.

The mailing address for the said property is 7534 Old Harding Pike, Nashville, TN 37221.

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 heir and assigns forever; and we do covenant with the said GRANTEE 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, his 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:T20100077025 DEEDWARR
Recvd: 12/07/10 10:23 2 pgs
Fees:13.00 Taxes:936.10
20101207-0097362

CHARLES HILL BEATY executes this Warranty Deed as Attorney in Fact for Charles Eric Beaty under a Power of Attorney of record in Record Book *, page ____, Register's Office for Sumner County, Tennessee.

* 20101207-0097360

CHARLES HILL BEATY executes this Warranty Deed as Attorney in Fact for Nancy Dickerson Beaty under a Power of Attorney of record in Record Book **, page ____, Register's Office for Sumner County, Tennessee.

** 20101207-0097361

Witness our hands this 3rd day of December, 2010.

Charles Eric Beaty
Charles Hill Beaty

CHARLES ERIC BEATY
By: Charles Hill Beaty, Attorney in Fact

Nancy Dickerson Beaty
Charles Hill Beaty

NANCY DICKERSON BEATY
By: Charles Hill Beaty, Attorney in Fact

STATE OF TENNESSEE }
COUNTY OF SUMNER }

On this the 3rd day of December, 2010, before me, personally appeared CHARLES HILL BEATY, to me known to be the person who executed the foregoing instrument on behalf of CHARLES ERIC BEATY, and acknowledged that he executed the same as the free act and deed of the said CHARLES ERIC BEATY.

WITNESS my hand and official seal this the 3rd day of December, 2010.

PATSY C. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires Dec. 28, 2013

Patsy C. Davidson
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF SUMNER }

On this the 3rd day of December, 2010, before me, personally appeared CHARLES HILL BEATY, to me known to be the person who executed the foregoing instrument on behalf of NANCY DICKERSON BEATY, and acknowledged that he executed the same as the free act and deed of the said NANCY DICKERSON BEATY.

WITNESS my hand and official seal this the 3rd day of December, 2010.

PATSY C. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires Dec. 28, 2013

Patsy C. Davidson
NOTARY PUBLIC