WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,500.00

John Eugene Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2011

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mouheb F. Gerges	Regions Bank dba Regions Mtg.	Parcel ID:
1000 Forest Trace Dr.	2050 Parkwy Office Cir.	149120B03600
Nashville, TN 37217	Birmingham, AL 35244	

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

John Eugene Bradley and wife, Rachel Ridel Bradley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mouheb F. Gerges and Hala F. Ayoub, 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:

BEING Lot No. 71, on the Plan of Phase 1, Forest Cove, of record in Plat Book 9700, Pages 754 and 755, as amended in Book 11317, Page 737, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to John Eugene Bradley and wife, Rachel Ridel Bradley, by deed from Paragon Relocation Resources, Inc. of record in Instrument 20041012-0123042, and re-recorded in Instrument 20041202-0143683, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 11149, Page 641, and Book 11313, Page 436, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Pages 754 and 755, as amended in Book 11317, Page 737, said Register's Office; (3) Drainage Easement of record in Book 11713, Page 30, said Register's Office; (3) Charter of record in Book 11595, Page 877, said Register's Office; (4) Open Space for Forest Cove of record in Book 11629, Page 904, said Register's Office; (5) Transmission Line Easement of record in Book 7269, Page 389, said Register's Office.

The signature of Rachel Ridel Bradley is signed by her duly appointed Attorney-in-Fact, John Eugene Bradley, pursuant to the Power of Attorney of record in Instrument 20110119-0005181, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1000 Forest Trace Dr., 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.

BILL GARRETT, Davidson County
Trans:T20110003771 DEEDWARR
Recvd: 01/19/11 12:43 2 pgs
Fees:13.00 Taxes:505.05
20110119-0005182

Witness our hands this 14th day of January, 2011.

John Eugene Bradley
John Eugene Bradley

Rachel Ridel Bradley
by John Eugene Bradley Attorney-in-Fact
Rachel Ridel Bradley
By: John Eugene Bradley, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Eugene Bradley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 2011.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, John Eugene Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Rachel Ridel Bradley as her Attorney in Fact as the free act and deed of the within named Rachel Ridel Bradley.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 2011.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.