This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2010-153

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Ahmed Nagi	(NAME) Same as new owner	Map & Parcel 04300002900
(STREET ADDRESS) 532 Wheatfield Way	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37209	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Bismarck Realty Limited Partnership, a Tennessee limited partnership,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Ahmed Nagi, a married man,** Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 1, Borchert Subdivision shown on plat of record in Book 5800, page 132, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description, and described further as follows:

Being the same property conveyed to Bismarck Realty Limited Partnership, a Tennessee limited partnership, by deed of record in Instrument #20031103-0160992, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $210,000.00

Subscribed and sworn to before me this the 28th day of January, 2011.

Affiant

My commission expires: 10-25-14

Notary Public

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2014

This is improved property known as 413 Myatt Drive, Madison TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Whenever 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 our hand this 28th day of January, 2011 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bismarck Realty Limited Partnership, a Tennessee limited partnership

By: Adeliza De La Cruz Caldwell
Adeliza De La Cruz Caldwell, its General Partner

BILL GARRETT, Davidson County
Trans:T20110006285 DEEDWARRSP
Recvd: 02/01/11 08:15 2 pgs
Fees:13.00 Taxes:777.00
20110201-0008697

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, in and for said County and State, Adeliza De La Cruz Caldwell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of January, 2011.

Notary Public
My Commission Expires

KATHERINE RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

ENCUMBRANCES

1. 2011 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Notice of Land Use Restrictions of record in Instrument #20050225-0021137, Register's Office, Davidson County, Tennessee.
3. Subject to all matters shown on plan of Borchert Subdivision of record in Book 5800, page 132, Register's Office, Davidson County, Tennessee, including but not limited to 10' public utilities & drainage easement.
4. Subject to Joint Easement Agreement of record in Book 6263, page 376, Register's Office, Davidson County, Tennessee.
5. Subject to the rights of parties in possession, as tenants only, under unrecorded leases.