BILL GARRETT, Davidson County
Trans:T20110020774 DEEDWARR
Recvd: 04/08/11 11:14 2 pgs
Fees:13.00 Taxes:303.40
20110408-0027317

This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John Rice Blvd, Ste. C
Murfreesboro, Tennessee 37129

TAX MAP: 165-13-A/12CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Ibrahim G. Abdel Malak and Sanaa Beshay Melek
4245 Laurenwood Drive
Antioch, TN 37013

SEND TAX BILLS TO:
US Bank Home Mtg
1550 American Blvd East
#440
Bloomington MN 55425

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **MARIA VELASQUEZ, UNMARRIED** "Grantor(s)" has this day bargained and sold and do hereby transfer and convey unto **IBRAHIM G. ABDEL MALAK AND SANAA BESHAY MELEK, HUSBAND AND WIFE,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 329, on the Plan of Section 6, Peppertree Forest, P.U.D., as of record in Book 7900, page 572, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

BEING the same property conveyed to Maria Velasquez, by Warranty Deed from Kenneth W. Alexandrow and wife, Crystal Alexandrow, dated 11/2/2001, appearing of record in Instrument No. 20011112-0124059, of the Register's Office of Davidson County, Tennessee. The said Maria Velasquez was formerly known as Maria Del Socorro Vargas.

THIS CONVEYANCE IS SUBJECT TO any and all matters shown on said plat and survey of record in Plat Book 7900, page 572; Restrictive covenants of record in Book 8757, page 607, amended in Book 9004, page 514, Book 9157, page 711; By-Laws of record in Book 8757, page 623, all of the Register's Office of Davidson County, Tennessee. Subject property is located in a Planned Unit Development.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 4245 Laurenwood Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 6th day of April, 2011.

Maria Velasquez

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Maria Velasquez, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 6th day of April, 2011.

NOTARY PUBLIC

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MY COMMISSION EXPIRES: 8/20/2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $82,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6 day of April, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-12-12

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.