Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

39-B
File #11-1081

BILL GARRETT, Davidson County
Trans:T20110028642 DEEDWARR
Recvd: 05/13/11 09:56 2 pgs
Fees:13.00 Taxes:936.10
20110513-0036775

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sara Waller Rippel and husband, John Wallace Rippel**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rengber S. Kittani and Aveen M. Kittani, husband and wife**, hereinafter called the **Grantee**, Grantee's 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. 46, on the Plan of Sterling Oaks Phase III, of record in Inst. No. 20001122-0115320, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sara Waller Rippel and husband, John Wallace Rippel by Warranty Deed from Brian S. Smith and wife, Audrey B. Smith dated 6/10/08 of record in Inst. No. 20080623-0064132, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5912 Westheimer Drive, Brentwood TN, 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 10 day of May, 2011.

Sara Waller Rippel
Sara Waller Rippel

John Wallace Rippel

State of Tennessee)
County of Davidson)

On this 10 day of May, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sara Waller Rippel and John Wallace Rippel, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 253,000.00.**

Affiant

Sworn and subscribed before me on this the 10 day of May, 2011.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Rengver Kittani **5912 Westheimer Drive** **Brentwood, TN 37027**	WR Starkey Mortgage, LLP 5055 N. Park Blvd. Ste. 300 Plano, TX 75093	**172-05-0B-160.00CO**