WARRANTY DEED

G-KC-11-233

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stefanie Mahan Griffith	F&M Bank	
233 McGavock Pike	(NAME) 10 Cadillac Way, Ste. 100	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, TN 37027	95-4-83.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOTYAR & RAJAB INVESTORS GROUP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEFANIE MAHAN GRIFFITH AND MATTHEW GRIFFITH, WIFE AND HUSBAND AND BEVERLY JEAN GRIFFITH, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 116 ON THE MAP OF EVA-MOR HEIGHTS, AS OF RECORD IN BOOK 1424, PAGE 149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 116 FRONTS 76 FEET ON THE EASTERLY MARGIN OF MCGAVOCK PIKE AND EXTENDS BACK BETWEEN LINES 189.28 FEET ON THE NORTHERLY LINE AND 189.33 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 76.07 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOTYAR & RAJAB INVESTORS GROUP BY SPECIAL WARRANTY DEED FROM CITIBANK, N.A., NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES TRUST 2007-SD2, RECORDED ON THE 26TH DAY OF APRIL, 2010 IN INSTRUMENT NO. 20100426-0031192, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 1424, PAGE 149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 233 McGavock Pike, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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:T20110030815 DEEDWARR
Recvd: 05/24/11 11:00 2 pgs
Fees:13.00 Taxes:362.60
20110524-0039674

Witness my/our hand(s) this 20th day of May, 2011.

Jotyar & Rajab Investors Group

By: _____
Jotyar M. Hussein

By: _____
Rajab H. Mohammed

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of May, 2011, before me personally appeared Jotyar M. Hussein and Rajab H. Mohammed, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of Jotyar & Rajab Investors Group, the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of May, 2011.

_____
Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903