WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-VRES-11-2316

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

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
Tahar Hajri	Wells Fargo Bank, NA	
2316 Abbott Martin Road	(NAME) P. O. Box 5137	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Des Moines, IA 50306	117-13-92.00
(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 RALPH L. TOON JR., MARRIED AND RICHARD M. TOON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAHAR HAJRI, A SINGLE PERSON , 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:

BEING LOT NO. 56 ON THE MAP OF WOODMONT ESTATES, NO. 2, AS OF RECORD IN BOOK 1130, PAGE 99, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 56 FRONTS 110 FEET ON THE NORTH SIDE OF ABBOTT MARTIN ROAD, AND RUNS BACK 193.3 FEET ON THE WEST LINE AND 200.8 FEET ON THE EAST LINE, TO A DEAD LINE, WHICH IS A BROKEN LINE, MEASURING 110 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RALPH L. TOON, JR. AND RICHARD M. TOON BY WARRANTY DEED FROM JAN HUDGENS THOMPSON AND ED B. HUDGENS, JR., AS DEVISEES UNDER THE WILL OF JANIE LEAKE HUDGENS, RECORDED ON THE 5TH DAY OF JANUARY, 1977 IN DEED BOOK 5103, PAGE 87, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY WAS INVESTMENT PROPERTY AND HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF RALPH L. TOON, JR. OR RICHARD M. TOON.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1130, PAGE 99 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2316 Abbott Martin Road, Nashville, Tennessee 37215
(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:T20110046050 DEEDWARR
Recvd: 07/29/11 10:08 2 pgs
Fees:13.00 Taxes:1147.00
20110729-0058140

Witness my/our hand(s) this 18th day of July, 2011.

Ralph L. Toon Jr.

Richard M. Toon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph L. Toon Jr. and Richard M. Toon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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