WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110052156 DEEDWARR
Recvd: 08/24/11 10:39 3 pgs
Fees:18.00 Taxes:717.80
20110824-0065450

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Ali Mizoury
Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE ME~~, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 10-16-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali Mizoury (NAME)	Fifth Third Mortgage Company (NAME)	173090B10900
6339 Sunnyward Dr. (ADDRESS)	5001 Kingsley Dr. (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 12 day of August, 2011, by and between CARROLL WILSON AND ANGELA WILSON, HUSBAND AND WIFE, party of the first part, and Ali Mizoury and wife, Amina Mizoury, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

See EXHIBIT "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

CARROLL WILSON

ANGELA WILSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CARROLL WILSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of August, 2010.

Commission expires: 11/7/2011

DERICK ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 7, 2011

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ANGELA WILSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of August 2010.

Commission expires: 11/7/2011

DERICK ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 7, 2011

Notary Public

RETURN TO:
Rudy Title & Escrow
Cool Springs Office
1898 General George Patton Drive
Franklin, TN 37067

File No.: 210070544

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 262, on the plan of Phase 3, Section 1, Barnes Cove, of record in Instrument No. 20060113-0005373, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carroll Wilson and Angela Wilson, husband and wife by Deed from Capitol Homes, Inc., a Tennessee Corporation, dated 08/02/2006 and filed for record on 08/07/2006 in Instrument 20060807-0096215, Register's Office for Davidson County, Tennessee.

EXHIBIT B

All matters as set forth per Instrument 20060113-0005373, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 20021217-0155806, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville of record in Instrument 20020201-0014182, said Register's Office.

Stormwater Detention Agreement to Metropolitan Government of Nashville of record in Instrument 20020408-0042673, said Register's Office.

Declaration and Grants of Easements for Public Sidewalks to Capital Homes, Inc. of record in Instrument 20030402-0043515, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument 20021217-0155805, said Register's Office.