BILL GARRETT, Davidson County
Trans:T20110054773 DEEDWARR
Recvd: 09/06/11 08:23 2 pgs
Fees:13.00 Taxes:462.50
20110906-0068559

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:
Maher Abdelnor & Manal Gaorgy
3225 Grace Crest Point
Nashville, TN 37217

Send tax bill to:
same

Map/Parcel Numbers:
135 10 0C 121.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Soita Chhim (aka Jim Sokum Khuth) and wife, Tera Heang** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Maher Abdelnor and wife, Manal Gaorgy** (the "Grantees"), their successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

LOCATED in DAVIDSON COUNTY, TENNESSEE and more particularly described as follows:

BEING Lot No. 101 on the Final Plat of Ransom Park, Section Five, as shown on plat of record in Instrument No. 20041118-01388647, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Sorita Chhim and wife, Tera Heang by Deed recorded in Book 506, Page 346, Register's Office of Rutherford County, Tennessee. (Sorita Chhim aka Jim Sokum Khuth)

Property known as 3225 Grace Crest Point, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its beneficiaries, forever in fee simple.

Grantor further covenant that Grantor are the lawfully seized and possessed of said real estate, have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantee, subject to all matters on the Plat of record in Plat Book 3, Page 11, Register's Office of Rutherford County, Tennessee, subject to all matters on the Utility Easement of record in Book 153, Page 459, Register's Office of Rutherford County, Tennessee, and subject to all matters on the Restrictions of record in Book 162, Page 466 and Book 159, Page 47, Register's Office of Rutherford County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 29th day of August, 2011.

Soita Chhim (aka Jim Sokum Khuth)

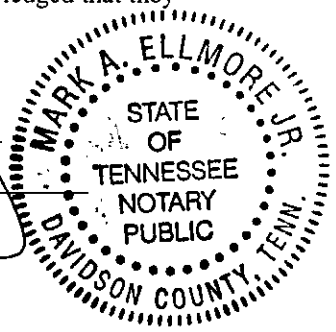
Tera Heang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Soita Chhim (aka Jim Sokum Khuth) and Tera Heang 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, in Nashville, Tennessee, this 29th day of August, 2011.

Notary Public



My commission expires:
03/03/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $125,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2011.

Notary Public

My commission expires: 03/03/14

