Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Guirguis Waheed
6305 LECONTE PK.
BRENTWOOD TN 37027

SEND TAX BILL TO:
Owner

MAP 119-4
GROUP
PARCEL 71

BILL GARRETT, Davidson County
Trans:T20110063763 DEEDWARR
Recvd: 10/12/11 13:45 3 pgs
Fees:18.00 Taxes:299.70
20111012-0079366

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bill Heinen, Administrator, c.t.a. of The Estate of Hazel C. Brakefield,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Guirguis Waheed**, hereinafter called the GRANTEE, his heirs and assigns, a 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. 1 on the Plan of Glencliff Estates, Section 4, as of record in Book 1835, page 79, Register's Office, Davidson County, Tennessee.

Said Lot No. 1 fronts 113 feet on the northwesterly side of Thompson Lane and extends back 152 feet on the northeasterly line and 253 feet on the southwesterly line to a dead line measuring 151.2 feet thereon.

Being the same property conveyed to J. W. Brakefield and wife Hazel C. Brakefield by deed from Gladys Graves, a widow, of record in Book 4573, page 500, Register's Office for Davidson County, Tennessee. J. W. Brakefield predeceased his said wife and Hazel C. Brakefield is now deceased. Bill Heinen was appointed Administrator, c.t.a. of The Estate of Hazel C. Brakefield by the Seventh Circuit (Probate) Court of Davidson County, Tennessee, Docket No. 10P-1640, and by Order of said Court is authorized to sell said property.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **337 East Thompson Lane, Nashville, Tennessee 37210.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 my hand this the 7th day of **October, 2011.**

Bill Heinen As Administrator

Bill Heinen, Administrator, c.t.a. of The Estate of Hazel C. Brakefield, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bill Heinen, Administrator, c.t.a. of The Estate of Hazel C. Brakefield**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of October, 2011.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $81,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of October, 2011.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013