BILL GARRETT, Davidson County
Trans:T20110069409 DEEDWARR
Recvd: 11/03/11 16:10 2 pgs
Fees:13.00 Taxes:555.00
20111103-0085985

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Youssef S. Tawfik
555 Bell Road
Antioch, TN 37013

MORTGAGEE
Wilson Bank & Trust
1476 North Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 14-00-0
PARCEL 131.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Delbert M. Stockton, Jr., married** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Youssef S. Tawfik and wife, Cherine Tawfik,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, October 12, 1959, as follows:

Beginning on the westerly margin of Old Hickory Boulevard at the southeast corner of the property conveyed to D. L. Webb and wife, by deed from James Loyal Sanders and wife, of record in Book 2926, Page 133, Register's Office for Davidson County, Tennessee; thence with the westerly margin of said Old Hickory Boulevard around a slight curve southwardly 9 feet to a concrete monument; thence continuing with the westerly margin of said Boulevard, south 11 degrees, 45 minutes east 47 feet to a concrete monument; thence continuing with the westerly margin of said Boulevard around a slight curve, southwardly 46 feet to an iron pin; thence north 87 degrees, 45 minutes west 288 feet to an iron pin; thence north 5 degrees, 45 minutes west 110 feet to an iron pin in the southerly line of said Webb property, south 87 degrees, 15 minutes east 279 feet to the beginning, containing 71/100 of an acre, more or less.

Being the same property conveyed to Donald M. Stockton, Jr. by Quitclaim Deed from Donald Lee Webb and wife, Virginia Lewis Webb, dated November 29, 2000 and filed of record in Instrument No. 20001130-0117493, and by Instrument of Correction to correct the Grantees name to read Delbert M. Stockton, Jr. of record in Instrument No. 20001229-0127301, Register's Office for Davidson County, Tennessee. Sarah Jane Stockton joins in this conveyance for the purpose of conveying all her right, title and interest in and to said property, she may have marital or otherwise.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; Easement of record in Book 4543, Page 865 and Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8461, Page 423; easements, covenants conditions and all matters and notes as shown on the plan of record in Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **555 Bell Road Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, 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.

Witness our hands this 24th day of October, 2011.

Delbert M. Stockton, Jr.

Sarah Jane Stockton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Delbert M. Stockton, Jr. and Sarah Jane Stockton, the bargainor(s) 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 24th day of October, 2011.

NOTARY PUBLIC

My Commission Expires: 1.2.12

WILSON COUNTY DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 1.2.12

WILSON COUNTY DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC