THIS INSTRUMENT PREPARED BY:
Southern Tennessee Title & Escrow, LLC
P.O. Box 310
Winchester, Tennessee 37398

TAX RESPONSIBILITY and OWNER:

Adel Ibrahem

2218 8th Ave, S

Nashville, TN 37204

Tax ID: Map 119-7-109

BILL GARRETT, Davidson County
Trans:T20110070649 DEEDWARR
Recvd: 11/09/11 08:30 2 pgs
Fees:13.00 Taxes:462.50
20111109-0087487

WARRANTY DEED

For a full and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, I, **Katherine Agnes Alexander S/P/A Katherine Sidler Alexander**, by and through her duly appointed, authorized and acting Attorney-in-Fact, Ricky Ulrich Alexander, by virtue of Power-of-Attorney dated March 14, 2008, recorded in Trust Book * 20111109008748 6, page _____, Register's Office of Davidson County, Tennessee, have this day bargained and sold and do hereby transfer and convey unto **Adel Ibrahem**, his heirs and assigns, certain real estate located in the 6th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

LAND in the 6th, formerly the 9th Civil District of said County, described according to a survey made by Geo W. Watkins, Surveyor, January 4, 1955, as follows:

BEGINNING at a concrete monument in the southerly margin of the chartered right-of-way of the N. C. & St. L. R.R., 556.2 feet westwardly from the intersection of the same with the westerly margin of Thompson Lane, being also a point in the most north west corner of Tract No. 1 on the Plan of Brookside Heights, not of record, conveyed to First American National Bank, et al., Trustee, of record in Book 1853, Page 265, Register's Office for said County; thence, with said right-of-way, North 87° West 160 feet to an iron pin at the intersection of said right-of-way and the eastern boundary line of the property conveyed to C. S. Sidler and wife, by deed from J. U. Sidler and wife, of record in Book 2083, Page 259, said Register's Office; thence, with said Sidler's eastern boundary line South 1° 17' West 447.9 feet to an iron in in the northern boundary line of said Tract No. 1; thence, with same South 88° 28' East 160 feet to a concrete monument; thence, with the western boundary line of said Tract No. 1, North 1° 17' East 446.6 feet to the beginning, containing 1.64 acres, more or less.

BEING the same property conveyed to Charles Truman Alexander, Sr. and wife, Katherine Agnes Alexander, by deed from J. U. Sidler and wife, Hattie S. Sidler, of record in Book 2444, Page 441, Register's Office for Davidson County, Tennessee. The said Charles Truman Alexander is deceased leaving Katherine Agnes Alexander as sole surviving tenant.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, mineral rights, easements and rights of way for public utilities.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY. DEED DRAWN WITHOUT BENEFIT OF CURRENT SURVEY.

TO HAVE AND TO HOLD to the said **Adel Ibrahem**, his heirs and assigns forever.

I covenant with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of the above described real estate, that I have a good and perfect right to sell and convey it, and that the same is free and unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the above described property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 1st day of November, 2011.

Katherine Agnes Alexander

s/p/a Katherine Sidler Alexander

by Ricky Ulrich Alexander, Attorney-In-Fact

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the above State and County, the within named **Ricky Ulrich Alexander**, as Attorney-in-Fact for **Katherine Agnes Alexander S/P/A Katherine Sidler Alexander**, the bargainor, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 1st day of November, 2011.

JASON K. REED NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My commission expires 1/7/2013.

My Commission Expires 01/07/2013

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$125,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 1st day of November, 2011.

JASON K. REED NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 1/7/2013

My Commission Expires 01/07/2013