THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

X _____
Affiant

Sworn to and subscribed before me this 12 day of December, 2011.

_____
NOTARY PUBLIC

My Commission Expires: 5-21-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110079824 DEEDWARR
Recvd: 12/16/11 14:06 2 pgs
Fees:13.00 Taxes:111.00
20111216-0098302

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Bekry Seman	Same	09316021600
4169 Providence Park Lane		09316021700
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Grayson and wife, Linda Grayson**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Bekry Seman**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I.
Land in Davidson County, Tennessee, being the southerly part of Lot No. 278 on the Map of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, page 84 and 85, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 278 fronts 35 feet on the northerly side of Robertson Street and runs back between parallel lines with the easterly side of Lewis Street, 68 feet to the southern line of part of Lot No. 278, owned by Hulda Greenberg.

Tract II

Land in Davidson County, Tennessee, being the northerly 97 feet of Lot No. 278 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Lewis Street, at a point 68 feet north of the northerly margin of Robertson Street; thence with the easterly margin of Lewis Street, northwardly 97 feet to the southerly margin of an alley; thence with the said alley, eastwardly 35 feet to the corner of Lot Nos. 278 and 279; thence with the line between the two said lots, southwardly 97 feet; thence westwardly 35 feet to the beginning.

Being the same property conveyed to John Grayson and wife, Linda Grayson, by deed from Dorothy Christine Crawford, a widow, of record in Instrument No. 20060303-0024647, Register's Office for Davidson County, Tennessee.

This is improved property known as 71 Lewis Street, Nashville, TN 37210

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 12 day of December, 2011.

JOHN GRAYSON

LINDA GRAYSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **John Grayson and Linda Grayson**, the Bargainer, 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 and official seal this 12 day of December, 2011.

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14