Return To: Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110082686 DEEDWARR
Recvd: 12/30/11 09:48 2 pgs
Fees:13.00 Taxes:277.50
20111230-0102100

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $75,000:00

Affiant

Subscribed and Sworn to before me, this 27th day of December, 2011.

Notary Public

My commission expires: 9-8-13

MEMORIE L. WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Rafaat Selwany 296 Spartan Drive Nashville, TN 37211	US Bank NA 3180 Rider Trail S. Earth City, MO 63045	13316013900

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Louise Allsbrooks, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Rafaat Selwany and Nagwa Saleh, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 132 on the Plan of the resubdivision of Lot Nos. 132 and 133 on the plan of Kenilworth Estates, Section 3, of record in Book 4060, page 31, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Louise Allsbrooks by deed from Larry McCormick of record in Book 5206, page 665, Register's Office for Davidson County, Tennessee.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4060, Page 31, said Register's Office.

Subject to restrictions of record in Book 3221, Page 445, said Register's Office,.

This is (x) improved ( ) unimproved property known as 296 Spartan Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 27th day of December, 2011.

Louise Allsbrooks by
James Ronald Allsbrooks by power of attorney in fact

Louise Allsbrooks
by James Ronald Allsbrooks by Power of Attorney of record in Instrument No. 20111230-0102099
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On, December 27, 2011, before me personally appeared James Ronald Allsbrooks to me known to be the person who executed the foregoing instrument in behalf of Louise Allsbrooks and acknowledged that he executed same as the free act and deed of said Louise Allsbrooks for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of December, 2011.

My Commission Expires:
1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC