WARRANTY DEED	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is $180,000.00 Affiant Subscribed and Sworn to before me, this 29th day of December, 2011. Notary Public My commission expires: 3-9-13

PHYLLIS KEENAN
NOTARY PUBLIC
TENNESSEE
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:
Salah Girgis 202 A Central Ave East Springfield TN 37172	SAME	05104014200 05104014300

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, we, **Clive Anderson, Jr. and Steven T. Anderson,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Salah Girgis**, 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:

See attached Exhibit "A"

This is unimproved property known as 901 Gallatin Pike, Madison, TN 37115 and 114 Emmitt Avenue, Madison, TN 37115.

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 29th day of December, 2011.

Clive Anderson, Jr.

Steven T. Anderson

BILL GARRETT, Davidson County
Trans:T20120000308 DEEDWARR
Recvd: 01/03/12 14:01 3 pgs
Fees:18.00 Taxes:666.00
20120103-0000376

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Clive Anderson, Jr. and Steven T. Anderson** the within named bargainors, 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 at Brentwood, Tennessee, this 29th day of December, 2011.

Notary Public

My Commission Expires: 1-7-13



Exhibit "A"

Land lying in the 8th Councilmanic District, Madison, Davidson County, Tennessee, and being Lot 1 and Lot 2 of the revised plan of Power and Roth Madison Park subdivision, as of record in the Plat Book 843, page 7, R.O.D.C., TN, and being more particularly described as follows:

Beginning at a nail found in the radius return of the intersection of the Southerly right of way of Emmitt Avenue and the Easterly right of way of Gallatin Pike (U.S. 31 E, S.R. 6);

Thence, with the said Southerly right of way, South 60 deg. 48' 00" East 140.20 feet to an iron pin found, said pin being the northwesterly corner of the Driver Investments property, as of record in Deed Book 4879 page 45, R.O.D.C., TN.;

Thence, with the said Driver Investments property, South 29 deg. 09' 29" West, 197.60 feet to an iron pin set in the northerly line of the Erminia S. Coarsey property, as of record in Deed Book 3578, page 521, R.O.D.C., TN;

Thence, with the said Coarsey property, the following bearings and distances:

Thence, North 60 deg. 59' 26" West, 60.00 feet to an iron pin set;

Thence North 61 deg. 04' 00" West, 104.68 feet to a P.K. nail set in the said Easterly right of way of Gallatin Pike;

Thence, with the said Easterly right of way, North 27 deg. 16' 00" East, 167.37 feet to a P.K. nail set, said nail being the beginning of a curve to the right;

Thence, with the said curve to the right, having a central angle of 91 deg. 56' 00", a radius of 30 feet, a chord bearing of North 73 deg. 14' 00" East, along an arc length of 48.14 feet to the point of beginning.

Containing: 33,034 square feet or (0.758 acres, more or less)

Being the same property conveyed to Ruby H. Anderson, a widow, an undivided two-thirds (2/3) interest, and unto Clive Anderson, Jr., an undivided one-third (1/3) interest, as tenants in common, by deed from Samuel F. Anderson, Trustee, of record in Book 10696, page 295, Register's Office for Davidson County, Tennessee. The said Ruby H. Anderson having since died and Clive Anderson, Jr. and Steven T. Anderson being the devisees pursuant to her Will probated in the Circuit Court Clerk for Davidson County, Probate Division, under Docket No. 00P928.

This is unimproved investment property and spouses of Grantors have no interest in said property.

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

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the plan of record in Book 843, Page 7, said Register's Office.