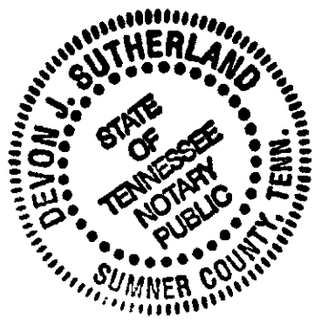
BILL GARRETT, Davidson County
Trans:T20120052116 DEEDWARR
Recvd: 07/16/12 10:30 2 pgs
Fees:13.00 Taxes:148.00
20120716-0062238

State of Tennessee)
County of Sumner)



The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this 9 day of March, 2012.

Notary Public:
My Commission Expires: 11/20/2012

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Phillip Husari & Salim Husari 316 Highland Heights Goodlettsville, TN 37072	Jerry Husari 316 Highland Heights Goodlettsville, TN 37072	52-16A / 10

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michele J. Venuto Burks and her husband Timothy Burks,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Phillip Husari, a single man AND Salim Husari, a single man, as tenants by the entirety with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain condominium apartment located in Davidson County, State of Tennessee, described as follows: Apartment Unit No. A-10 of Neeley's Bend Condominium created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 5483, Page 86, Register's Office for said County, together with the undivided percentage interest in the common elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is here made to the Plat of Neeley's Bend Condominium of Record in Book 5200, Page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

The previous and last conveyance being by Warranty Deed from LARRY ENNIS dated January 10, 1999 to Michele J. Venuto and recorded on March 7, 2000 in Instrument Number 200003070022925 in the Register's Office for Davidson County, Tennessee.

Michele J. Venuto is now married and is signing as Michele J. Venuto Burks along with her husband Timothy Burks.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record as provided by the Grantors. No title search was performed.

This is improved property, known as: 1301 Neeley's Bend Road, Apt A-10, Madison, TN 37115

Subject to:

1. **Any and all plats, easements, restrictions, and other matters of record.**
2. **Property taxes for 2012, a lien no yet due and payable**
3. **Plat of Record in Book 5200, Page 200.**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 9th day of March 2012.

Michele J. Venuto Burks

Timothy Burks

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Michele J. Venuto Burks and her husband Timothy Burks**, 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 9 day of March 2012.

Commission Expires: 11/20/12

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075