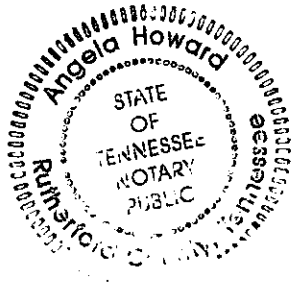
File No. 12070613

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,600.00

Lynn Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/21/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph George Salloum and Nicole Vignes Salloum	SAME	13303001500
(NAME)	(NAME)	
3817 Abbott Martin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120055177 DEEDWARR
Recvd: 07/27/12 08:53 2 pgs
Fees:13.00 Taxes:279.72
20120727-0066065

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sharon Murphree**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Joseph George Salloum and Nicole Vignes Salloum, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Rutherford** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 1, on the plan of Section One, Southlake, of record in Plat Book 2083, Page 58, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to John A. Sanford and wife, Marie Bagsby Sanford by Warranty Deed of record in Book 2280, page 364 of the Register's Office for Davidson County, Tennessee. John A. Sanford died on November 3, 1962, leaving Marie Bagsby Sanford the sole surviving tenant by the entirety. Marie Bagsby Sanford, n/k/a Marie Sanford Pybas, died on July 9, 2008 leaving Sharon Murphree the sole heir.

This conveyance is subject to all matters as shown on Plat Book 2083, page 58, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved **X** property, known as 3235 Southlake Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 23rd day of July, 2012.

Sharon Murphree

STATE OF KENTUCKY

COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Murphree, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 23rd day of July, 2012.

Commission expires: 9/14/15

NOTARY PUBLIC STATE AT LARGE KENTUCKY #451159

Notary Public

File Number: 12070613

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130