File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20120087886 DEEDWARR

Recvd: 11/16/12 14:05 2 pgs

Fees:13.00 Taxes:1443.00

20121116-0106069

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51670

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nagib S. Saad 104 Jamesborough Court Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131070A00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$390,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mark A. Ferguson and wife, Laura D. Ferguson, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Nagib S. Saad and wife, Jenny L. Gregg, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hillsborough Place, Phase II and III of record in Book 5200 , page 160, amended in Book 7068, page 796, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Mark A. Ferguson and wife, Laura E. Durham, by Warranty Deed from Samuel J. Rutherford and wife, Mary Lee Rutherford, dated September 29, 1992 and recorded on October 5, 1992, of record in Book 8748, page 280, Register's Office for Davidson County, Tennessee. Laura E. Durham is now known as Laura D. Ferguson.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 5200, page 160, amended in Book 7068, page 796, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 5240, page 165, amended in Book 5292, page 134, re-recorded in Book 5332, page 212, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Right of Way Agreement to Nashville Gas Company of record in Book 8042, page 341, said Register's Office.

This is improved property, known as: 104 Jamesborough Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of November, 2012.

Mark A. Ferguson

Laura D. Ferguson

State of TENNESSEE

County of DAVIDSON

On this 15th day of November, 2012 , before me the undersigned authority, personally appeared Mark A. Ferguson and Laura D. Ferguson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Sworn and subscribed before me this the 15th day of November, 2012

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Notary Public