THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20120090143 DEEDWARR
Recvd: 11/27/12 10:23 2 pgs
Fees:13.00 Taxes:273.80

20121127-0108700

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF November, 2012

Notary Public

MY COMMISSION EXPIRES: 07-24-2013

(AFFIX SEAL)

DAVID A. JUETGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerges A. Ezat	New Owner	MAP 107-05-0
707 Elissa Drive		PARCEL 031.00
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Marlene E. Key unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerges A. Ezat**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot NO. 121 on the Plan of Bel-Air Section One of record in Plat Book 2900, page 28, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 121 fronts 65 feet on the Northwesterly margin of Elissa Drive and extends back 140 feet more or less on the Northwesterly line and 146 feet more or less on the Southeasterly line to the rear line which represents the center line of a creek and measures 65 feet thereon.

Being the same property conveyed to Marlene E. Key by Warranty Deed from Randall E. Coe and wife Linda B. Coe of record in Book 5237, page 616, Registers office for Davidson County, Tennessee, dated December 22, 1977.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **707 Elissa Drive, Nashville, TN 37217.**

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 my hand( ) this the 16 day of November, 2012.

Marlene E Key
Marlene E. Key

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marlene E. Key** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16 day of November, 2012.

My Commission expires: March 8, 2016

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal this the _____ day of November, 2012.

My Commission expires: _____

Notary Public