Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emad Khalil Maryam Botros 5004 Luker Lane Antioch, TN 37013	US Bank, NA 4801 Frederica Street Owensboro, KY 42301	162-02-0-A-029.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$140,000.00**

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Emad Khalil
Affiant

Subscribed and sworn to before me, this the 7th day of December, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marquis Homes, LLC, a Tennessee limited liability company ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Emad Khalil, and wife, Maryam Botros, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 29, FINAL PLAT OF SPENCER HILL, SECTION TWO, as shown on plat of record in Instrument No. 20071115-0134114, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Marquis Homes, LLC by Warranty Deed from GJR Development, LLC. Recorded on the 5th day of December, 2007 in Instrument No. 20071205-0141043, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **5004 Luker Lane, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20120095584 DEEDWARRSP
Recvd: 12/13/12 15:15 2 pgs
Fees:13.00 Taxes:518.00
20121213-0115033

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

IN WITNESS WHEREOF, Grantor has executed this instrument on this **7th** day of **December, 2012.**

Marquis Homes, LLC

By: _____
Mack H. McClung, Its Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Mack H. McClung** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Chief Manager** of **Marquis Homes, LLC,** the within named bargainor, a Tennessee limited liability company, and that such **Mack H. McClung,** executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Chief Manager.**

Witness my hand and Seal at office on the **7th** day of **December, 2012.**

_____
Notary Public

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-03-13

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF SPENCER HILL, SECTION TWO, as recorded in Instrument No. 20071115-0134114 and Plat Book 3700, Page 59, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20070530-0064097 and 20101213-0099002 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Easement for Drainage, recorded in Book 4135, Page 444.

6. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20060821-0102706.

7. Conveyance to Metropolitan Government recorded in Book 4198, Page 824.