NEW OWNER:

Hussein S. Ismael
300 Tusculum Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

Map 162
Group 01-0
Parcel 126.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0605

BILL GARRETT, Davidson County
Trans:T20120096424 DEEDWARR
Recvd: 12/17/12 15:37 2 pgs
Fees:13.00 Taxes:296.00
20121217-0116213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Thousand and 00/100 Dollars ($80,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KEVIN E. SUMMERS, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **HUSSEIN S. ISMAEL, a single man,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lot No. 16, Fairlane Park, as of record in Book 7900, Page 3, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kevin E. Summers, by Warranty Deed from LaSalle Bank National Association, dated May 25, 2009, and of record in Instrument 20090617-0056119, Register's Office for Davidson County, Tennessee.

This is IMPROVED property also known as 300 Tusculum Road, Antioch, Tennessee, 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12th day of December, 2012.

KEVIN E. SUMMERS

By: _____
Steve Jones, Attorney-In-Fact Pursuant to
Power of Attorney of Record in Book *,
Page _____, RODCT.

*Instrument # 20121217-0116212

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **STEVE JONES**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **KEVIN E. SUMMERS**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of December, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is, **$80,000.00.**

AFFIANT

Sworn to and subscribed to before me this 12th day of December, 2012.

NOTARY PUBLIC

My commission expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY