(1)

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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

BILL GARRETT, Davidson County

Trans:T20130015134 DEEDWARR

Recvd: 02/22/13 14:48 2 pgs

Fees:13.00 Taxes:610.50

20130222-0018093

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52196

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Maher Fawaz 4225 Harding Road, #208 Nashville, TN 37205	NEW OWNER

TAX MAP-PARCEL NUMBERS: 09310021200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry Clyne, umnarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maher Fawaz** 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 the northeasterly part of Lot No. 1 on the Map of Orville Ewing's addition to Nashville, as of record in Book 21, page 120, said Register's Office for said County, and described according to a copy of a survey made May 3, 1958, by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at an iron spike at the southwest intersection of 6th Avenue South and Lea Avenue thence with the margin of Lea Avenue, westerly 66.5 feet to an iron pin in the east line of Gavosdorf's lot; thence with Gavosdorf's east line, southerly 14.1 feet to an iron pin in the northerly margin of Lafayette Street, now as established and widened and shown by decree in Minute Book 36, page 116, 3rd Circuit Court; thence with margin of Lafayette Street, as widened and established easterly 53.9 feet to an iron pin at the beginning of a curve; thence around said curve having a radius of 16 feet, in an easterly and northerly direction 39 feet to the iron spike in the westerly margin of 6th Avenue South; thence with the margin of the same, northwesterly 9 feet to the beginning.

Being the same property conveyed to Terry Clyne by Warranty Deed from Jeffrey Mann, married, dated July 16, 2012 and recorded on July 26, 2012, of record in Doc. No. 20120726-0065809, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; All matters shown on the plan of record in Book 21 Page 120, said Register's Office.

This is improved property, known as: 600 Lafayette Street, Nashville, Tennessee 37203-4227

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 19th day of February, 2013.

Terry Clyne

State of TENNESSEE
County of DAVIDSON

On this 19th day of February, 2013 , before me the undersigned authority, personally appeared **Terry Clyne**, 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: 9/8/13

Notary

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 $165,000.00

Affiant

Sworn and subscribed before me this the 19th day of February, 2013

My Commission Expires: 9/8/13

Notary Public

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.