This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $25,000.00.

Linda McKenzie
Affiant

Subscribed and sworn before me this the 28th day of February, 2013.

Notary Public
My commission expires: 6/20/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130018106 DEEDWARR
Recvd: 03/05/13 14:10 2 pgs
Fees:13.00 Taxes:92.50

20130305-0022009

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Justino Guzman 611 Hogan Drive Murfreesboro, TN 37128	OWNER	148-3-177

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MOHAMMED AL-SADOON, UNMARRIED, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to JUSTINO GUZMAN, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1056, on the Plan of Cherokee Hills, Section Ten, of record in Plat Book 4660, Page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Mohammed AL-Sadoon by Quitclaim Deed from Nayif AL-Sadoon, now Nayil Alsadoon of record in Instrument No. 20040708-0081189; dated June 22, 2004; said Register's Office for Davidson County, Tennessee.

Durable Power of Attorney of record in Instrument No. 20100622-0048715; said Register's Office for Davidson County, Tennessee.

The Plat Book and Page were incorrectly referenced on previous deeds of record in Instrument No. 20040708-0081189, Instrument No. 20000929-0096398, Book 11747, Page 303 and Book 10852, page 426 and we have corrected on this current deed.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 3328 Ezell Road, Nashville, TN 37211.

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, his heirs, successors and/or assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his successors, 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 28th day of February, 2013.

Mohammed Alsadoon
Mohammed AL-Sadoon
By Nayil Alsadoon As His Attorney In Fact

By Nayil Alsadoon As His Attorney In Fact

STATE OF TN

COUNTY OF Williamson

On this 28 day of Feb, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared Nayil Alsadoon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mohammed AL-Sadoon, by Durable General Power of Attorney dated April 15, 2010, and who acknowledged that he executed the same as the free act and deed of Mohammed AL-Sadoon.

Witness my hand and official seal this 28 day of Feb, 2013.

My Commission Expires: 6/30/2016

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY