THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31051-02-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me this 13th day of March, 2013. Notary Public My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Youssef Fareed 2804 Belcourt Avenue Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 070 10000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Ann Oglesby and Joseph Thomas Littleton, devisees under the will of Grover Theodore Littleton, deceased**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Youssef Fareed** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2804 Belcourt Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Patricia A. Oglesby, Executrix of the Estate of Grover Theodore Littleton, joins in the execution of this instrument to convey her interest, if any, in subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130020839 DEEDWARR
Recvd: 03/14/13 09:59 3 pgs
Fees:18.00 Taxes:1054.50
20130314-0025390

IN WITNESS WHEREOF, Grantors have executed this instrument on the 13th day of March, 2013.

Patricia Ann Oglesby

Patricia Ann Oglesby

Joseph Thomas Littleton

Joseph Thomas Littleton

Patricia A. Oglesby, Executrix

Patricia A. Oglesby, Executrix of the Estate of Grover Theodore Littleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia Ann Oglesby and Joseph Thomas Littleton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of March, 2013.

Notary Public

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia A. Oglesby, Executrix of the Estate of Grover Theodore Littleton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at office this 13th day of March, 2013.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18 of Block No. 2 on the Map of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 60 feet on the northerly side of Belcourt Avenue and runs back between parallel lines 158.38 feet to a dead line.

Being the same property conveyed to Grover T. Littleton, unmarried, by installment deed dated April 28, 1986, from Bernard C. Brooks, of record in Book 6840 page 135, Register's Office for Davidson County, Tennessee. Grover T. Littleton died on January 8, 2013. Under the terms of the will of Grover Theodore Littleton, of record in Docket No. 13P322, Davidson County Probate Court Clerk's Office, subject property was devised to Patricia Ann Oglesby and Joseph Thomas Littleton. Grover T. Littleton and Grover Theodore Littleton are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2013, a lien, which have been prorated between the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 854, page 363, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.