NEW OWNER:

WALID M. ANKI and HANNA M. ANKI
2830 GALLATIN PIKE
NASHVILLE, TN 37219

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0534

Map & Parcel 04216021600 and
Map & Parcel 04216023300

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130051853 DEEDWARR
Recvd: 06/19/13 15:00 3 pgs
Fees:18.00 Taxes:740.00
20130619-0062920

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thousand and 00/100 Dollars ($200,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILTON C. DEPRIEST and wife, LINDA GAYLE DEPRIEST** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **WALID M. ANKI and HANNA M. ANKI, tenants in common**, a one-half undivided interest each ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

TRACT I: 511 GALLATIN ROAD, MADISON, TN 37115:
Land located in of DAVIDSON County, Tennessee, and being known and designated as all of Lot 57 and the northerly 39.67 feet of Lot No. 56 Madison Realty Company's Subdivision as of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 and the northerly 39.67 feet of Lot No. 56 adjoin and front together 95 feet, more or less, on the easterly margin of Gallatin Pike or Highway, and run back between parallel lines 175 feet, more or less, to the line between Lots Nos. 56, 57 and 58, in said Plan, and the property hereby conveyed is further described as follows:

BEGINNING at the southeast corner of Harris Avenue, and the said Gallatin Pike or Highway; thence with the easterly margin of said Gallatin Pike or Highway and southerly 95 feet, more or less, to a point and the same being the southerly wall of a one-story brick building now on said property; thence East and parallel with said Harris Avenue 175 feet, more or less, to a dead line, said dead line being the line between Lots Nos. 56, 57, and 58 in said Plan; thence with said dead line and northerly 95 feet, more or less, to the southerly

margin of Harris Avenue, thence with the same westerly 175 feet, more or less, to the place of beginning.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE the following property formerly conveyed by David L. Lundy and wife, Joan M. Lundy, to Wilton C. DePriest and wife, Linda Gayle DePriest, by deed of record in Book 6070, Page 301, Register's Office for Davidson County, Tennessee, being more particularly described as follows, to wit:

Being the northerly 54 feet of Lot No. 57 of Madison Realty Company's Subdivision as of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee.

Said northerly 54 feet of Lot No. 57 fronts on the easterly margin of Gallatin Pike and runs back between parallel lines 175 feet, more or less, to a dead line in the rear, and being described further as follows:

BEGINNING at the southeast corner of Harris Avenue, and the said Gallatin Pike; thence with the easterly margin of said Gallatin Pike and southerly 54 feet, more or less, to a point; thence East and parallel with the said Harris Street and along the wall separating a market and drug store, 175 feet, more or less, to a dead line, said dead line being the line between Lots Nos. 56, 57 and 58 in said Plan; thence with said dead line and northerly 54 feet, more or less, to the southerly margin of Harris Street; thence with the southerly margin of Harris Street and westerly 175, more or less, to the place of beginning.

TRACT II: 505 GALLATIN ROAD, MADISON, TN 37115:
Land located in Davidson County, Tennessee, and being known and designated as the northerly 54 feet of Lot #57 of Madison Realty Company's Subdivision as of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee. Said northerly 54 feet of Lot #57 fronts on the easterly margin of Gallatin Pike and runs back between parallel lines 175 feet, more or less, to a dead line in the rear, and being described further as follows:

BEGINNING at the southeast corner of Harris Avenue, and the said Gallatin Pike; thence with the easterly margin of said Gallatin Pike and southerly 54 feet, more or less, to a point; thence east and parallel with said Harris Street and along the wall separating a market and drug store, 175 feet, more or less, to a dead line; said dead line being the line between Lots #56, #57 and #58 in said Plan; thence with the said dead and northerly 54 feet, more or less, to the southerly margin of Harris Street; thence with the southerly margin of Harris Street and westerly 175 feet, more or less, to the place of beginning.

Being the same property conveyed to WILTON C. DEPRIEST and wife, LINDA GAYLE DEPRIEST by Special Warranty Deed from Vincente Lema and wife, Zoila Lema, filed of record September 18, 2012 in Instrument 20120918-0084763, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **505 and 511 GALLATIN PIKE SOUTH, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 matters shown on the plat of record at Book 547, Page 164, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS OUR SIGNATURE hereto this 14th day of June, 2013.

WILTON C. DEPRIEST

LINDA GAYLE DEPRIEST

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILTON C. DEPRIEST and wife, LINDA GAYLE DEPRIEST**, 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 and official seal at office this 14th day of June, 2013.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**.

AFFIANT

Sworn to and subscribed to before me this 14th day of June, 2013.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY