BILL GARRETT, Davidson County
Trans:T20130055681 DEEDWARR
Recvd: 07/01/13 13:42 2 pgs
Fees:13.00 Taxes:628.63
20130701-0067723

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-2039

Property Address:
1128 Streamdale Point East, Antioch, TN 37013
173080A02200CO

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Samir M. El-Borno**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Darrell C. Bowers**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Deer Valley, Section One, a Cluster Lot Development, a Planned Unit Development, of record in Instrument No. 200302050016206, Register's Office of said County, to which reference is hereby made for a more particular description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Yazdian Construction, Inc., dated June 21, 2004, and recorded July 6, 2004, in the Register of Deeds for the County of Davidson, as Document No. 200407060079747.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $169,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $169,900.00

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

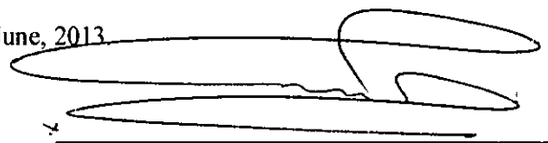
Affiant

Notary Public

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN

My Comm. Expires
May 5, 2015

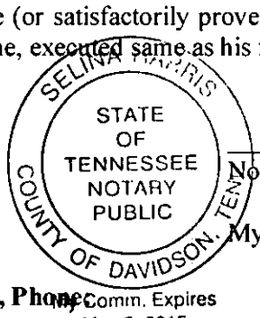
WITNESS Grantor's hand this 28th day of June, 2013.



_____{Seal}
Samir M. El-Borno

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of June, 2013, before me the undersigned officer, personally appeared Samir M. El-Borno, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.



_____
Notary Public

My Comm. Expires
May 5, 2015

My Commission expires: _____

Grantor's Name, Address, Phone:
Samir M. El-Borno

Grantee's Name, Address, Phone:
Darrell C. Bowers
7232 Heartstone Rd. NW
Albuquerque, New Mexico 87114

SEND TAX STATEMENTS TO THE GRANTEE.