File Box 240

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

BILL GARRETT, Davidson County
Trans:T20130070441 DEEDWARRSP
Recvd: 08/15/13 12:26 3 pgs
Fees:18.00 Taxes:279.35
20130815-0085912

ADDRESS NEW OWNER:
Faris M. Alidani
4506 Illinois Avenue
Nashville, TN 37209

SEND TAX BILL:
Faris M. Alidani
4506 Illinois Avenue
Nashville, TN 37209

MAP AND PARCEL:
07104015500

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,500.00.

Faris M Alidani
AFFIANT

Subscribed and sworn to before me this 13th day of August, 2013.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, pursuant to Last Will and Testament Everett Mayes, Jr., **Deborah Mayes Newbern, Bobby Mayes and Ronald Mayes Heirs at Law to the Estate of Everett Winfred Mayes, Jr., a/k/a Everett Mayes, Jr., Everett Winford Mayes, Jr., W. E. Mayes, Jr.,** has this day bargained and sold, and do hereby transfer and convey unto **Faris M. Alidani**, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known 134 Donald Street, Nashville, TN 37207.

And now **Deborah Mayes Newbern, Bobby Mayes and Ronald Mayes Heirs at Law to the Estate of Everett Winfred Mayes, Jr., a/k/a Everett Mayes, Jr., Everett Winford Mayes, Jr., W. E. Mayes, Jr.,,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Faris M. Alidani**, his heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular 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 13th day of August, 2013.

Estate of Everett Mayes, Jr.
By: _____
Deborah Mayes Newbern, Heir

By: _____
Bobby Mayes, Heir

By: _____
Ronald Mayes, Heir

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Deborah Mayes Newbern, Bobby Mayes and Ronald Mayes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they as **Heirs at Law to the Estate of Everett Winfred Mayes, Jr., a/k/a Everett Mayes, Jr., Everett Winford Mayes, Jr., W. E. Mayes, Jr.,** pursuant to Last Will and Testament Everett Mayes, Jr., the bargainors, and as such Heirs, being so authorized executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 13th day of August, 2013.

_____
NOTARY PUBLIC

KRISTEN S. WADDELL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

EXHIBIT A

Being Lot No. 22 on the plan of Section 2, of the C. L. Morris Subdivision of record in Book 2133, page 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to E. W. Mayes, Jr. and wife, Billie Sue Mayes by deed from Clyde L. Morris and wife, Lorell Morris of record in Book 2274, page 81, Register's Office for Davidson County, Tennessee. Further conveyed to Everett Winfred Mayes, Jr. by Final Decree of Divorce of the Circuit Court of Davidson County, Tennessee, Docket No. 27851 and of record in Book 5848, page 717, said Register's Office. Everett Winford Mayes, a/k/a E. W. Mayes, Jr., Everett Winfred Mayes, Jr. and Everett W. Mayes, Jr. having died on November 1, 2011 leaving a Last Will and Testament. By Order of the Chancery Court for Robertson County, Tennessee, Docket No. CH12-CV-26 his Last Will and Testament was entered into Probate and so appointed Bobby Mayes as Executor, further leaving all real and personal property to his three (3) children, Deborah Mayes Newbern, Bobby Mayes and Ronald Mayes as Heirs at Law.

EXHIBIT B

This conveyance is subject to 2013 taxes, prorated and assumed by the Grantees; all matters on the plan of record in Book 2133, page 56; restrictive covenants of record in Book 2043, page 579, and Book 2274, page 81, said Register's Office. Subject to the rights and claims of parties in possession.
This property is being sold as is.