File Box 24 B

BILL GARRETT, Davidson County
Trans:T20140019925 DEEDWARRSP
Recvd: 03/25/14 14:33 3 pgs
Fees:18.00 Taxes:120.25
20140325-0024529

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

ADDRESS NEW OWNER:
Hesham Elqadi
Adel Ibrahem
2100 Nolensville Road
Nashville, TN 37211

SEND TAX BILL:
Hesham Elqadi
Adel Ibrahem
2100 Nolensville Road
Nashville, TN 37211

MAP AND PARCEL:
10507040300

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 32,500.00.

AFFIANT

Subscribed and sworn to before me this 24th day of March, 2014.

NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC 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, **Malcolm Lee Barrett, Jr., Successor Trustee of the Restatement of The Barrett Trust, U/D/A 5/30/96,** with full power to transfer and convey without the joinder of any beneficiaries, has this day bargained and sold, and do hereby transfer and convey unto **Hesham Elqadi and Adel Ibrahem**, their 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 408 Mallory Street, Nashville, TN 37203.

And now **Malcolm Lee Barrett, Jr., Successor Trustee of the Restatement of The Barrett Trust, U/D/A 5/30/96,** 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 **Hesham Elqadi and Adel Ibrahem**, their 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 24th day of March, 2014.

By: _____
Malcolm Lee Barrett, Jr., Successor Trustee
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Malcolm Lee Barrett, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as **Successor Trustee of the Restatement of The Barrett Trust, U/D/A 5/30/96,** the bargainor, and as such Successor Trustee, being so authorized by the Trust Agreement, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 24th day of March, 2014.

_____
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

File No.: 2014-008

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 on the map of Subdivision for Joe Kornman of all of Lots 28 and 29 and part of Lot 27 on the Map of Rains Spring Tract, of record in Plan Book 1, page 109, Chancery Court at Nashville, said Kornman Re-subdivision, not of record, and described according to a survey made by Harvey Gee, Surveyor, April 24, 1948, as follows:

Beginning at a point in the northerly margin of Mallory Street, the corner of Lots Nos. 7 and 8, said point being 185.6 feet west of the westerly margin of Nolensville Road; thence with the line between said Lots 7 and 8, northerly 106.8 feet to the original line between Lots Nos. 29 and 30, thence with the between said lots, South 56 deg. 23' West 27.8 feet to the corner of Lots 8 and 9, thence with the line between said lots, southeasterly 81.9 feet to the margin of Mallory Street; thence with the margin of the same, South 85 deg .45' East 37 feet to the beginning.

Being the same property conveyed to Malcolm L. Barrett by deed from Tom G. Coleman, Jr., Trustee, of record in Book 4672, page 627, Register's Office for Davidson County, Tennessee. M. L. Barrett, Sr. a/k/a Malcolm L. Barrett, Sr. having since died 11/4/03 in which his interest transferred to The Malcolm L. Barrett, Sr. and Rachel S. Barrett Trust U/A/D May 30, 1996. Rachel S. Barrett, his surviving spouse, disclaimed her interest as set out in Instr. No. 20040803-0093117, Register's Office for Davidson County, Tennessee. Rachel S. Barrett having since died on July 2, 2007 leaving a Last Will and Testament of record in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 07P-1828 and leaving all of her estate to The Restatement of The Barrett Trust, U/A/D May 30, 1996. The beneficiaries of the residual trust being their three (3) children, Judy Ann Cothran, M. Lee Barrett, Jr. and Nancy Jean Nelms. Judy Ann Cothran filed a Disclaimer of Interest in Decedent's Estate and Trust of record in Instr. No. 20080331-0031490, said Register's Office; M. Lee Barrett, Jr. filed a Disclaimer of Interest in Decedent's Estate and Trust of record in Instr. No. 20080331-0032251, said Register's Office; and Nancy Jean Nelms filed a Disclaimer of Interest in Decedent's Estate and Trust of record in Instr. No. 20080401-0032721, said Register's Office

This is the same legal description as used in the prior Deed of record in 1851, page 205 RODC, TN.

This conveyance is subject to 2014 taxes, prorated and assumed by the Grantees; to all matters as set out on the plan of record in Plan Book 1, page 109, Chancery Court at Nashville Office, Subject to any and all claims, debts, unpaid taxes and The Bureau of TennCare against the Estate of Rachel S. Barrett. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record.

This property is being sold as is.