NEW OWNER:

Shehata Boules
PO Box 17571
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0316

Map 120 Group 13-0 Parcel 082.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140037198 DEEDWARR
Recvd: 05/28/14 15:13 3 pgs
Fees:18.00 Taxes:203.50
20140528-0045877

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-Five Thousand and 00/100 Dollars ($55,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WALTER M. STEPHENS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SHEHATA BOULES, married** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 22b, as shown on the map entitled Zone Lot Divisions of Lots 13, 15, 16, 20 and 22 of Section 3, and Lots 9 and 10 of Section 1, Seven Oaks Estates, and of record in Plat Book 6250, Page 413, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Walter M. Stephens, unmarried, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated June 11, 2004, and of record as Instrument No. 20040614-0070153, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1104 Tara Ann Court, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of **May, 2014**.

WALTER M. STEPHENS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WALTER M. STEPHENS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 22nd day of **May, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

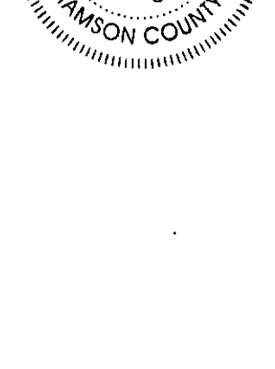
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The actual consideration or value, whichever is greater, for this transfer is $ **55,000.00** .

Codosta Thomas

AFFIANT

Sworn to and subscribed to before me 22 day of **May, 2014.**



My commission expires: 5/22/17