BILL GARRETT, Davidson County
Trans:T20150042924 DEEDQC
Recvd: 06/02/15 12:15 3 pgs
Fees:17.00 Taxes:0.00
20150602-0051085

OWNER-RESPONSTBLE TAXPAYER:

EDMOND DABIT
3939 Macon Road
Columbus, GA 31907

PREPARED BY AND
AFTER RECORDATION PLEASE RETURN TO:

Robert M, McKenna
Page, Scrantom, Sprouse
Tucker & Ford, P.C.
P.O. Box 1199
Columbus, GA 31902-1199 SOURCE OF

TITLE; Deed Book 20100324-0022084
Map No. 093-06-1-035

QUIT CLAIM DEED

STATE OF GEORGIA

COUNTY OF MUSCOGEE

THIS INDENTURE, made the 3rd day of April, 2015, between SAMIR H. DABIT (hereinafter referred to as "Grantor") and EDMOND H. DABIT (hereinafter referred to as 'Grantee") (the words "Grantor" and "Grantee" shall include their respective heirs, executors, administrators, successors and assigns, where the context requires or permits):

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does by these presents remise, quit claim, grant, bargain, sell and convey unto Grantee, all of Grantor's right title and interest in and to the following described real property located in Davidson County, Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

This conveyance is made subject to all valid and enforceable restrictions and easements of record and applicable thereto,

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of Grantee, in FEE SIMPLE,

TAJ

And Grantor will warrant and forever defend the right and title to the above-described property unto Grantee against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has duly executed this Warranty Deed, under seal, the date first above written.

GRANTOR:

By: _____
Samir H. Dabit

State of ~~Georgia~~ Miss.
County of ~~Muscogee~~ Lauderdale

On this ___ day of March, 2015, before me, the undersigned notary public in and for said county and state personally appeared before me SAMIR H. DABIT, to me personally known, who, signed the foregoing instrument in my presence and who, being by me duly sworn, did say that said instrument was signed and sealed and acknowledged that instrument to be the free act and deed of said SAMIR H. DABIT.

WITNESS MY HAND and notary seal subscribed and affixed in said county and state the 3rd day of ~~March,~~ April 2015.

_____, Notary Public

My commission expires: 06-04-2017

(Notarial Seal)

STATE OF MISSISSIPPI
DIANNE ALFORD BROOM
ID No. 46961
Comm. Exp. 06-04-2017
NOTARY PUBLIC
LAUDERDALE COUNTY

ASHLEY DAUGHERTY
NOTARY PUBLIC
MUSCOGEE COUNTY
GEORGIA
EXPIRES
DEC. 29, 2018

STATE of GEORGIA
COUNTY OF MUSCOGEE

The actual consideration or true value for this transfer is $0.00.

_____
Affiant

Sworn to and subscribed before me this the 3rd day of April, 2015.

_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot 89 on the original Town of Nashville, not of record, known as 221-223-225 Fifth Avenue North, and more particularly described in accordance with survey by Hart, Freeland, and Roberts, Architects, Nashville, Tennessee, dated October 1, 1941, as follows:

Beginning at a point in the western margin of Fifth Avenue North (formerly Summer Street) two hundred sixty-eight feet nine inches (268 feet 9 inches) north of the northwest intersection of Church Street and Fifth Avenue North; running thence westerly at an angle of 90 degrees and 4 minutes one hundred seventy-two feet three inches (172 feet 3 inches) to the easterly margin of an existing sixteen foot alley; thence southerly at an angle of 90 degrees and 2 minutes along said alley, forty four feet, eight and one-half inches (44 feet 8 ½ inches); thence easterly at an angle of 89 degrees and 54 minutes one hundred seventy two feet, three inches (172 feet 3 inches) to the westerly margin of Fifth Avenue North; thence northerly at an angle of 90 degrees along the western margin of Fifth Avenue, North, forty four feet, five and one half inches (44 feet 5 ½ inches) to the point of beginning.