WARRANTY DEED

BOOK 11463 PG. 53

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 103,900.00
MAGDY S. GIRGIS
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 19 99
Notary Public
MY COMMISSION EXPIRES: 6-13-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAGDY S. GIRGIS	RIGHT MORTGAGE COMPANY	MAP 150-05
(NAME)	(NAME)	
2905 OWENDALE DRIVE	106B WEST HILLS DRIVE	PARCEL
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	LEBANON, TN 37087	307
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BENJAMIN R. TYUS AND WIFE, TAWANDA TYUS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAGDY S. GIRGIS AND WIFE, ANTOINETT GIRGIS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 1, Forest View Park, Phase One, Section Four, of record in Plat Book 5800, page 289, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to BENJAMIN R. TYUS by Deed of record in Book 11432, page 242, and originally in Book 7001, page 793, Register's Office for Davidson County, Tennessee.

TAWANDA TYUS joins in this conveyance for the purpose of conveying any right, title or interest, which she may have, marital or otherwise, in and to subject property.

$95.43

0582715

MAIL REFERENCE

99 MAY -5 AM 8:18

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 2905 OWENDALE DRIVE, ANTIOCH, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 30th day of April 19 99

BENJAMIN R. TYUS

TAWANDA TYUS

BOOK 11463 PG. 54

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BENJAMIN R. TYUS AND WIFE, TAWANDA TYUS

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 30th day of April, 19 99.

Commission expires 6-13-2002

LARRY D. CRAIG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11463 PG. 55

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05827115

IDENTIFICATION REFERENCE

99 MAY -5 AM 8:18

[illegible]
DAVIDSON COUNTY, TN.

[illegible]
100.00
[illegible] 384.43
[illegible] 1.00
[illegible] 8.00
[illegible] 2.00
TOTAL 395.43
CHECK 395.43
CE:21 0001 1514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456196