WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/01 13:55 2pgs
Fees:11.00 Taxes:284.90

20010109-0002855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Ayman Gerges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 09-28-2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ayman Zaky Gerges	Bank of America Mortgage	120-02-0-89
(NAME) 1312 Venus Drive	(NAME) 2059 Northlake Parkway	
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Tucker, GA 30084	
(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, Bertrand Louis Duke and wife, Wendy R. Duke, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AYMAN ZAKY GERGES AND MALEKA SAMIR SADETS, 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:

Being Lot No. 28 on the Plan of Stardust Acres, as of record in Plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bertrand Louis Duke , and Wendy R Duke by deed from Bertrand Louis Duke and Wife Wendy R. Duke of record in Instrument# 200008030077031, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 1682, page 1, Register's Office for said County.

Subject to all matters as set forth per Plat Book 1424, Page 92, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 1312 Venus Dr., Nashivlle, TN 37217

(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 my/our hand(s) this 29th day of December, 2000.

Bertrand Louis Duke
Bertrand Louis Duke

Wendy R Duke
Wendy R Duke

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 Bertrand Louis Duke and Wife Wendy R. Duke the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/29/2000

My Commission Expire:* 9-28-2002*

Notary

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 Bertrand Louis Duke and Wife, Wendy R. Duke the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/29/2000

My Commission Expire:* *

Notary

File Number: 12012075
RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027