PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*
W & I Ref: (gj) Title No: 41930
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/11/01 13:33 2pgs
Fees:11.00 Taxes:469.90
20010111-0003618

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wagih E. Nashed Nadia T. Sawaress 2805 Riverbend Drive Nashville, TN 37217	Mortgage Resources Inc. 404 BNA Drive, Suite 400 Nashville, TN 37217

TAX MAP-PARCEL NUMBERS: 62-2-A-224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerard A. Butler and spouse, Shaunte R. Butler,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Wagih E. Nashed and spouse, Nadia T. Sawaress _____, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 216 on the Final Plat of River Trace Estates, Phase I, Sections 4 and 5, of record in Book 9700, page 409, 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 Gerard A. Butler and spouse, Shaunte R. Butler by deed from Fox Ridge Homes, Inc. a/k/a NVR Fox Ridge Inc. of record in Book 11365, page 477, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 409, said Register's Office, which Plan shows a 30 foot minimum building setback line from Riverbend Drive and Cain Harbor Drive together with additional setback building designations and 15 foot easement for utility and drainage purposes along the along the easterly and northerly line(s); The plan of record shows said lot within an existing 100 year flood plan; The Declaration of Covenants, Conditions and Restrictions of record in Book 6851, page 370, Book 6982, page 747, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 2805 Riverbend Drive, Nashville, TN 37219

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on December 28, 2000.

Gerard A. Butler
Gerard A. Butler

Shaunte R. Butler
Shaunte R. Butler

State of Tennessee
County of Bradley

On October 10, 2000, before me the undersigned authority, personally appeared Gerard A. Butler and Shaunte R. Butler, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Jill Green
Notary Public

NOTARY PUBLIC AT LARGE BRADLEY COUNTY, TENN.

My Commission Expires: March 23, 2003

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 127,000.00

Wayne E. Norhead
Affiant

Sworn and subscribed before me on December 28, 2000.

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004