PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **March, 2001** between **GARY MOORE and GLORIA MOORE, husband and wife** , GRANTOR, and **WAGDY WALLIAM NEKELA** * , GRANTEE.

* unmarried

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **OLD HICKORY,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

BEING LOT 7 ON THE PLAN OF ELLIOT AND DABBBS SUBDIVISION NO 1, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 547, PAGE 97, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO GARY MOORE AND WIFE GLORIA MOORE BY DEED FROM THE BANK OF NEW YORK AS TRUSTEE FOR AMRESCO RESIDENTIAL SECURITIES CORPORATION MORTGAGE LOAN TRUST 1997-1, OF RECORD IN INSTRUMENT #200006160060436, DATED JUNE 9TH, 2000 AND RECORDED JUNE 16TH, 2000, IN REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by Grantee(s); all matters appearing on the plat of record in Book 547, page 97; any and all restrictions, easements, setback lines, right of ways, restrictive covenants, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Davidson County DEEDWARR
Recvd: 03/23/01 13:35 2pgs
Fees:11.00 Taxes:249.75

20010323-0028234

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Gary Moore by Gloria Moore atty in fact

GARY MOORE
Signature of Seller

Gloria Moore

GLORIA MOORE
Signature of Seller

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GLORIA MOORE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **GARY MOORE,** and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of said **GARY MOORE.**

Witness my hand, at office, this 15th day of March, 2001.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GLORIA MOORE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand, at office, this 15th day of March, 2001.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

WAGDY WALLIAM NEKELA
2405 ELLIOTT DRIVE
OLD HICKORY, TN 37138

Property Address:

2405 ELLIOTT DRIVE
OLD HICKORY, TN 37138

Person Responsible for Taxes:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400
FRANKLIN, TN 37067

Parcel #: 53-8, 68

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$67,500.00,** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Wagdy William Nekela
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **March, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076