Davidson County DEEDWARR
Recvd: 07/30/01 15:14 2pgs
Fees:13.00 Taxes:517.63
20010730-0080649

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

MAGDY ABSKHA
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of July, 2001.

Notary Public

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

My Commission Expires: 8-18-2002

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Magdy R. Abskharaun and Kamelia Girgis
2347 Rader Ridge Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
149-090-224.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David K. Ecrement and wife, Julieanne E. Ecrement** hereinafter referred to as Grantors, hereby transfers and conveys to **Magdy R. Abskharaun and wife, Kamelia Girgis** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in the 2nd Civil District of Davidson County, Tennessee being Lot No. 153 of Pebble Trace, Section 1 as of record in Plat Book 6900, page 34, Register's Office for said County to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to David K. Ecrement and wife, Julieanne E. Ecrement by deed from Dale W. Jones of record in Book 9003, page 245, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 34, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7409, Page 901, Register's Office for Davidson County, Tennessee.

Subject to Homeowners Association Charter of record in Book 7423, page 825, Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2347 Rader Ridge Road, Antioch, Tennessee 37013.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 20th day of July, 2001.

**David K. Ecrement**

**Julieanne E. Ecrement**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David K. Ecrement and wife, Julieanne E. Ecrement, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of July, 2001.

Notary Public

11/19/01
My Commission Expires

03574-BP