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

Davidson County DEEDWARR
Recvd: 03/04/02 15:10 2pgs
Fees:13.00 Taxes:629.00

20020304-0027016

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **February, 2002** between **JAMES RUIZ and DENISE RUIZ, husband and wife** , GRANTOR, and **GAMAL ROUFAEL and EMAN TADROS** , GRANTEE.

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 **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No. 144, on the plan of Phase 1-A, Section 6, Harborview, of record in Plat Book 7900, Page 645, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Ruiz by deed from Frank Batson Homes, Inc., of record in Book 9666, Page 595, Register's Office for Davidson County, Tennessee, dated 5/1/95 and filed for record on 5-8-95.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters in Plat of record in Book 7900, Page 645; Declaration of Covenants, Conditions and Restrictions of record in Book 7471, Page 26, Amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149 (re recorded in Book 7647, Page 648), Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361, Book 9182, Page 786; By-Laws of record in Book 7471, Page 62; Charter of record in Book 7522, Page 339, Book 8263, Page 554; Temporary Non-Exclusive Right of way and Access Easements of record in Book 8068, Page 723; Stormwater Detention Agreement of record in Book 7390, Page 270; Sanitary Sewers and/or Storm Drainage of record in Book 5856, Page 80 and 84; Deed of Conveyance of record in Book 6147, Page 886 and 893; Unrecorded Easement for Sanitary Sewers referred to in deed of record in Book 5658, Page 984; and any and all easements, right of ways, setback lines, restriction, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.
The above legal descriptions is identical to the one in the previous deed of record.

Denise Ruiz, spouse of James Ruiz, joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the referenced property, now or hereafter.

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.

JAMES RUIZ
Signature of Seller

DENISE RUIZ
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JAMES RUIZ and DENISE RUIZ, husband and wife** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **February, 2002.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. [illegible] NOTARY PUBLIC AT LARGE [illegible] COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

GAMAL ROUFAEL and EMAN TADROS
3335 QUAILVIEW DRIVE
NASHVILLE, TN 37214

Property Address:

3335 QUAIL VIEW DRIVE
NASHVILLE, TN 37214

Person Responsible for Taxes:
Volunteer Trust Mortgage Corp.
301 S. Perimeter Park Drive
Suite 125
Nashville, TN 37211

Parcel #: 108-12-0-B
176.00 CO

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 **$170,000.00** 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.

GAMAL S. Roufael
Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **February, 2002.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/10/05

RETURN TO:

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