


STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Simon Ghattas and wife, Magdolin Ageed | Countrywide Home Loans, Inc. | Map: 149-12B-11 |
| 1204 Twin(NAME) Circle Dr<br>Lot 11 Forest Cove | (NAME)<br>718 Thompson Lane, Suite 104 | Parcel: |
| (ADDRESS)<br>Nashville TN 37013 | (ADDRESS)<br>Nashville, TN 37204-3612 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, THE CRAIG COMPANY, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto SIMON GHATTAS AND WIFE, MAGDOLIN AGEED, 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:

Land in Davidson County, Tennessee, being all of Lot No. 11, on the plan of FOREST COVE SUBDIVISION, PHASE 2, A PLANNED UNIT DEVELOPMENT, as shown by plat appearing of record in Plat Book 9700, page 976-977, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to The Craig Company by Warranty Deed of record in Instrument No. 20010712-0074223, said Register's Office.

This conveyance is subject to the following:
Declarations of Covenants, Conditions and Restrictions of record in Book 11149, Page 641 and amended in Book 11313, Page 436; Easement to Tennessee Power Company of record in Book 437, Page 21; Right of Way Easement for Gas Line of record in Book 2244, Page 13; Columbia Gulf Transmission Gas Company Easement of record in Book 3463, Page 126; Easement of record in Book 3852, Page 679; Colonial Pipe Line Easement of record in Book 4607, Page 484; Right of Way Easement of record in Book 2905, Page 501; Sewer Easements of record in Book 7181, Page 183 and Book 7582, Page 193; Conveyances for Water Mains of record in Book 8204, Page 276 and Book 8204, Page 22; Grant of Transmission Line Structure Easement of record in Book 7269, Page 389; Storm Water Detention Agreement of record in Book 11540, Page 798; Charter for Homeowners Association of record in Book 11595, Page 877; Quitclaim Deed to Homeowners Association for common area / open space, Phase 2 of record as Instrument No. 20000407-0035204; all matters of record on the Boundary Plat for Forest View North of record in Book 9700, Page 731; all of the Register's Office for Davidson County, Tennessee; Subject to any and all matters as shown on the plan of record in Plat Book 9700, Pages 976 and 977;

Unimproved ( )
This is improved ( x ) property, known as Lot 11 Forest Cove, Nashville, TN
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 31st day of October, 2002.

The Craig Company

BY: 10-31-02

Davidson County DEEDWARR
Recvd: 11/08/02 09:18 2pgs
Fees:13.00 Taxes:530.95

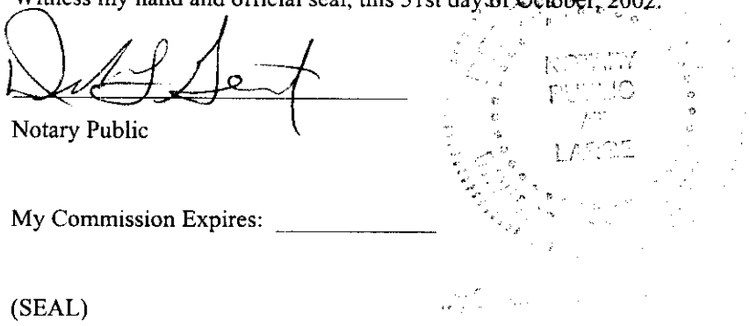
20021108-0137871

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Corey Craig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of The Craig Company, the within named bargainor, a corporation, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, this 31st day of October, 2002.



Notary Public

My Commission Expires: _____

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027