#5266
Box 13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Mindy Keelaher
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of March, 2003.

Beth Triplett
Notary Public

My Commission Expires: 5/18/04

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/10/03 15:40 2pgs
Fees:13.00 Taxes:449.55
20030410-0048055

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ghiath Yahya
1520 Bell Trace Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
~~NEW OWNER~~ Ivanhoe Financial, Inc.
604 Courtland Street, Suite 330
Orlando, FL. 32804

MAP-PARCEL NUMBERS:
Map\Parcel: 162-160-E-013.00CO

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, **Lori D. Brandon, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Ghiath Yahya*** 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:
*and wife Zaetar Abdul Hamid

Land in Davidson County, Tennessee, being Lot. 33 on the Plan of Bell Crest, Section One, a Planned Unit Development, as of record in Book 7900, Page 753, Register's Office Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lori D. Brandon, unmarried by Quitclaim Deed from MCR Development Corp., a Tennessee Corp., of record in Book 9641, Page 64, Register's Office in Davidson County, dated April 6, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 753, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9408, Page 320; Book 9613, Page 20; Book 9892, Page 927, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9421, Page 454, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9408, Page 334, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, 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 1520 Bell Trace Drive , 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 31st day of March, 2003.

Lori D. Brandon

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 Lori D. Brandon, 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 31st day of March, 2003.

Notary Public

My Commission Expires: _____

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES AUG. 14, 2005

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