40-A

Davidson County DEEDWARR
Recvd: 10/22/03 15:30 2pgs
Fees:13.00 Taxes:517.63
20031022-0156499

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Girgis D.Tadros
Neveen S. Akladyoys
1869 Olive Circle
Nashville, TN 37217

SEND TAX BILL:
Washington Mutual Bank FA
P. O. Box 25064
Santa Ana, CA 92799-5064

MAP AND PARCEL:
MAP 135-10; GROUP C
PARCEL 11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Fischer & Ford Group, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Girgis D.Tadros and wife, Neveen S. Akladyoys, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Ransom Park, Section One, as of record in Instrument No. 20011023-0115381, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to Fischer & Ford Group, LLC by deed from Ransom Park, Inc. of record in Instrument No. 20020711-0083375, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1869 Olive Circle, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 21 day of October, 2003.

FISCHER & FORD GROUP, LLC, A
TENNESSEE LIMITED LIABILITY COMPANY

By: _____
James A. Ford, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared James A. Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of FISCHER & FORD GROUP, LLC, the within named bargainor, a limited liability company, and that he as such Secretary executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Secretary.

Witness my hand and official seal this the 21 day of October, 2003.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $139,900.00.

AFFIANT

Subscribed and sworn to before me this 21 day of Oct, 2003.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007