Davidson County DEEDWARR
Recvd: 07/08/04 15:31 2pgs
Fees:13.00 Taxes:571.55

20040708-0081513

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,473.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

B-KMG-04-2864

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mokhtar Gaballa	Argent Mortgage Co. LLC	
2864 Paddle Wheel Drive (ADDRESS)	333 Westchester Avenue, 1st Floor (NAME) (ADDRESS)	62-2-B-70 CO
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	White Plains, NY 10604 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORP., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MOKHTAR GABALLA AND VIOLETTE GIRGIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Abbington Park, Phase One, Section Two, of record in Instrument Number 20030922-0139712 and Instrument Number 20031006-0146904, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by Deed dated September 30, 2003 and filed fo record on October 2, 2003 in Instrument Number 20031002-0145230, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Instrument Number 20030303-0027405, in the Register's Office for Davidson, Tennessee.

This conveyance is subject to Storm Water Detention Agreement of record in Instrument Number 20030109-0004246 and Conveyance to HOA of record in Instrument Number 20040415-0042646, Register's Office for said County.

Sanitary Sewer Easements of record in Deed Book 8377, Page 820; Flowage Easements to USA of record in Book 2242, Page 513; Transmission Line Easement of record in Book 1163, Page 341; Ingress/Egress Easement of record in Book 1198, Page 525, all of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Instrument Numbers 20000720-0071648, 20010402-0031520, 20030213-0020075, 20040401-0036605, 20040401-0036606 and 20040518-0058461, Register's Office of said County.

By-Laws filed of record in Instrument Number 20030303-0027406, in the Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2864 Paddle Wheel Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Beazer Homes Corp.

BY: Ruth B Lyons, agent

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Ruth Lyons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the AGENT of Beazer Homes Corp., the within named bargainor, a corporation, and that She as such agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by her self as agent.

Witness my hand and official seal at
Davidson Cty, TN
on this 25th day of June, 2004.

Dena L O'Brien
NOTARY PUBLIC

My Commission Expires: _____

DENA L. O'BRIEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2005

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903