1st
Bk 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/04 15:33 2pgs
Fees:13.00 Taxes:444.00

20040806-0095346

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $120,000.00.

Affiant

Subscribed and Sworn to before me this 30th day of July, 2004

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires JULY 21, 2007
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hany Rezk	SAME	062 -02-0-A-130.00 CO
2864 Steamboat Drive		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Yousry B. Salib and Amal S. Salib, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hany Rezk, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 130 on the plan of Resubdivision of River Trace Estates, Phase 1, Section 2, Lots 97-101, 102-108, 113-119, 122-123, 130-143, 163-164, 177-184,, of record in Plat Book 6250, page 995, amended in Plat Book 6900, page 741, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Yousry B. Salib and wife, Amal S. Tadros (n/k/a Amal S. Salib), by deed from Silvia C. Wilson, unmarried, on January 29, 1999, of record in Book 11323, page 665, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 741, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6851, page 370; and Book 6983, page 747, Register's Office for Davidson County, Tennessee.
- Easement for TVA of record in Book 1163, page 341, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.
- P.U.D. Boundary Plat of record in Book 6250, page 995, Register's Office for Davidson County, Tennessee.
- Grant and Indemnity Agreement in Book 7030, page 798, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6851, page 390, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2864 Steamboat Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 26, 2004.

Yousry B. Salib

Amal S. Salib

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Yousry B. Salib and Amal S. Salib, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 26, 2004

My commission expires

JOHN C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public