8662 Rex 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

My Commission Expires MAY 28, 2006

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Medhat Eldahaby	Chase Manhattan Mortgage Corporation	150-3-137
(NAME)	(NAME)	
3312 Country Ride Drive	~~3415 Vision Drive Ste. A~~	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	~~Columbus, OH 43219~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Rex C. McBee and wife, Julia A. McBee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Medhat Eldahaby and wife, Victoria Eldahaby, 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 Lot No. 231 on the Plan of The Country, Section 6B of record in Plat Book 5200, Page 741, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Said Lot No. 231 fronts 74 feet on the northwesterly margin of Country Ridge Drive and extends back 141.26 feet on the northerly line and 143.44 feet on the southerly line to a broken line in the rear measuring 141.50 feet thereon.

Being the same property conveyed to Rex C. McBee and wife, Julia A. McBee, by deed of record in Book 6494, Page 915, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Rex C. McBee and Julia A. McBee by Carolyn Adcock as thier Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20041005 - 0120018, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3312 Country Ridge Drive, Antioch, TN 37013
(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 we do covenant with the said GRANTEES 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 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.

Davidson County DEEDWARR
Recvd: 10/05/04 15:14 2pgs
Fees:13.00 Taxes:429.20
20041005-0120019

Witness our hands this 24th day of September, 2004.

Rex C. McBee by Carolyn Adcock Atty in fact

Rex C. McBee

Julia A. McBee by Carolyn Adcock Atty in fact

Julia A. McBee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of September, 2004, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Rex C. McBee and Julia A. McBee and who acknowledged that she executed the same as the free act and deed of the said Rex C. McBee and Julia McBee, through Power of Attorney granted her by the said Rex C. McBee and Julia A. McBee.

Witness my hand and official seal at Nashville, Tennessee this 24th day of September, 2004.

Commission expires: May 28, 2006

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires MAY 28, 2006