WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/23/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ayman Gerges	Taylor, Bean & Whitaker Mortgage Corp.	Map 135-14-A
(NAME) 1072 Blue Mountain Lane	(NAME) 1417 N. Magnolia Avenue	Parcel 213.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Ocala, FL 34475	
(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, **MORTGAGE GUARANTY INSURANCE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AYMAN GERGES**, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HIS 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. 213 on the Plan of Pinnacle Point Subdivision, Phase Five of record in Plat Book 8250, Page 842, amended in Book 10900, page 400 and Book 11114, Page 958, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Benita Michelle Gaines, married, by deed from R S Properties, LLC, dated August 13, 2003, of record in Instrument No. 20030820-0120621, said Register's office. Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson and Associates, PLLC, as Successor-Trustee, dated August 4, 2004, of record in Instrument No. 20040830-0104858, said Register's Office. Being the same property conveyd to Mortgage Guaranty Insurance by deed of record in Instr # X - , said Register's Office.
This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by Grantor; subsequent years' taxes are assumed by the Grantee; (b) all matters appearing on the plan of record in Plat Book 8250, Page 842, as amended in and Book 10900, page 400 and Book 11114, page 958, said Register's Office; and (c) restrictive covenants of record in Book 7032, page 733, Book 7067, page 739, Book 6405, page 169, Instrument No. 20010504-0046047 and Instrument No. 20010504-0046048, said Register's Office; (d) Charter of record in book 7058, page 234, said Register's Office; (e) and easements of record in Book 10752, page 463, Instrument No. 20030815-0118249, Book 11201, Page 733, Book 7097, page 158, Book 11201, page 757, and Book 6250, pages 92-94, said Register's office.

* 20041203-0144486

unimproved ☐

This is improved ☒ property, known as 1072 Blue Mountain Lane, 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.

Witness my hand this 17 day of November, 2004.

SEAL

Mortgage Guaranty Insurance Corporation

By: Thomas A. Drew, Vice President

Davidson County DEEDWARR
Recvd: 12/03/04 15:59 2pgs
Fees:13.00 Taxes:562.40

20041203-0144486

STATE OF WISCONSIN

COUNTY OF MILWAUKEE

Before me, the undersigned, of the state and county aforesaid, personally appeared Thomas A. Drew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Vice President, or other officer authorized to execute the instrument of Mortgage Guaranty Insurance Corporation, the within named bargainor, and that he/she as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Vice President.

Witness my hand and official seal at Milwaukee, Wisconsin, this 17 day of November, 2004.

Commission expires: 2/4/2007

Cheryl Luedke

Cheryl Luedke Notary Public

