This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040690

Davidson County DEEDWARR
Recvd: 01/24/05 10:14 2 pgs
Fees:13.00 Taxes:492.10
20050124-0008384

Send Tax Bills To:

New Owner

New Owner is:
Hosny Salib and Heba Saleh
3425 Cainbrook Crossing
Antioch, TN 37013

MAP: 164-13O-B
PARCEL: 1.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Brain J. Batey an unmarried man, and Lacey E. Hughes**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Hosny Salib and Heba Saleh**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

* Husband and wife

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Six, Asheford Crossing of record in Instrument No.: 20001010-0100374, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brain J. Batey an unmarried man, and Lacey E. Hughes an unmarried woman, by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, A Tennessee Corporation, dated 7/13/01, recorded 7/23/01, in ~~Book~~ Instrument 200107230077819, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

BB

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14 day of January, 2005.

GRANTOR:

Brain J. Batey

Lacey E. Hughes

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Brain J. Batey an unmarried man, and Lacey E. Hughes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14 day of January, 2005

BYLITHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/25/06

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $133,000.00.

Affiant

SWORN TO and subscribed before me this 14th day of January, 2005.

NOTARY PUBLIC

My commission expires: 5/28/06

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.