Davidson County DEEDWARR
Recvd: 05/03/05 11:03 2 pgs
Fees:13.00 Taxes:295.63

20050503-0049135

Prepared by:
Realty Title & Escrow Company, LLC
5111 Maryland Way, Suite 201
Brentwood, TN 37027

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $79,900.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2005.

Notary Public
My commission expires:

02-0504-43801

Address of New Owner:	Send Tax Bills to:	Tax Information
Marcellina A. Boxill-Mahmoud 810 Bellvue Road Unit 221 Nashville TN 37221	New Owner	142-6-B-221.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sarah Rasras, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Marcellina A. Boxill-Mahmoud, ~~married~~ *unmarried, hereinafter called the Grantee, her successors 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. Unit No. 221, Building No. 34, and Garage No. 3 on the Plan of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, Pages 128-130, together with all fixtures, appliances, wallcoverings, carpets, or other improvements therein and the undivided interest in the common elements appurtenant thereto, being more particularly described in Master Deed and Bylaws of record in Book 4834, Pages 257-312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, said Register's Office, and the Charter of Creekside Meadows Association, Inc. in Book 4836, Page 610, said Register's Office.

Being the same property conveyed to Sarah Rasras by deed dated 1/12/05 of record in Instrument No. 20050118-0005675, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 810 Bellvue Road Unit 221, Nashville, TN 37221

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 27th day of April, 2005.

Sarah Rasras

Sarah Rasras

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah Rasras, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of April, 2005.

State of Tennessee at Large

My Commission expires 9/4/05

