Box 13
#9680

WARRANTY DEED



State of Tennessee)
County of Davidson)

G#2877-2

The actual consideration or value, whichever is greater, for this transfer is **$103,000.00.**

Heidi Jo Clayton
Affiant

Subscribed and sworn to before me, this the 20th day of April, 2005.

Notary Public

My commission expires: 5/23/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
EZAT F. SADIK and ELEANOR W. BEBAWY	Bank of America	**Map 150-10-0, Parcel 246.00**
3212 Forest Breeze Drive	9000 Southside Blvd.	
Antioch, TN 37013	Jacksonville, FL 32256	

Davidson County DEEDWARR
Recvd: 05/11/05 14:45 2 pgs
Fees:13.00 Taxes:381.10
20050511-0053305

FOR AND IN 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,

ELIZABETH M. SCOTT HUNTER and husband, THOMAS E. HUNTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EZAT F. SADIK and wife, ELEANOR W. BEBAWY

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. 20 (Parcel 246 on Property Map 150-10) on the Plan of Lake Towne Park, Section 1-B, as of record in Book 6900, Page 674, and as revised by Surveyor's Certificate of Correction, of record in Book 7647, Page 591, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Elizabeth M. Scott, by Warranty Deed dated February 23, 2000, from Hugh F. Coleman and wife, Phyllis K. Coleman, of record in Instrument No. 200003230029699, Register's Office for Davidson County, Tennessee. The said Elizabeth M. Scott having since married and is now being known as Elizabeth M. Scott Hunter or Elizabeth M. Hunter.

THIS conveyance is subject to restrictive covenants of record in Book 7568, Page 219, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THOMAS E. Hunter, spouse of the above named Elizabeth M. Scott Hunter, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the hereinabove described property, especially his marital rights.

This is IMPROVED (_X_) unimproved (____) property, known as: **3212 Forest Breeze Drive, Antioch, TN 37013** .

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 our hands this **20th** day of **April, 2005.**

Elizabeth M. Scott Hunter
ELIZABETH M. SCOTT HUNTER

Thomas E. Hunter
THOMAS E. HUNTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ELIZABETH M. SCOTT HUNTER and husband, THOMAS E. HUNTER,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **April, 2005.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08