WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,900.00

Edith M. Stromatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th Day of May, 2005

Deborah K. Dennis
Notary Public: ~~Connie Hooper~~

MY COMMISSION EXPIRES: ~~02/24/08~~ 11/22/08
(AFFIX SEAL)

Deborah K. Dennis State of Tennessee Notary Public Davidson County

PLANTATION TITLE, LLC
7620 Highway 70 S, S-214
Nashville, TN 37221

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jack Badura	OWNER	Map 97
4113 Helena Bay Court		Group 8
Hermitage, TN 37076		Parcel 87

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

Mitri G. Ziady and wife, Ferial Ziady

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jack Badura and Asya Stoyanova

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:

BEING Lot No. 274, on the Plan of Section 10-A, Lake Park, of record in Book 5190, Page 54, Register's Office for said County.

SAID Lot No. 274 fronts 82.0 feet on the southwesterly margin of Helena Bay Court and extends back 218.15 feet on the northwesterly line and 158.46 feet on the southeasterly line to a broken line in the rear, measuring 150.83 feet thereon.

Being the same property conveyed to Mitri G. Ziady et ux Ferial Ziady by deed from Joyce Construction Co., Inc. of record in Book 5541, Page 219, said Register's Office.

This conveyance is subject to Restrictions of record in Book 5119, Page 961, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5190, Page 54, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4113 Helena Bay Court, Hermitage, TN 37076

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 13th day of May, 2005.

Mitri G. Ziady

Ferial Ziady

Davidson County DEEDWARR
Recvd: 05/19/05 09:07 2 pgs
Fees:13.00 Taxes:713.73
20050519-0056433

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitri G. Ziady and wife, Ferial Ziady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Brentwood, Tennessee, this 13th day of May, 2005.

My Commission Expires: 02/24/09

Connie Hooper
Notary Public

