Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217

GREGORY D. VADNEY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF May, 2005.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Ashraf Girgies
2832 McGavock Pike
Nashville, TN 37214

SEND TAX BILLS TO:
SAME

MAP-PARCEL:
073-030-09400

WARRANTY DEED

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, Janet L. Baker and husband, Robert L. Baker, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashraf Girgies, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Anderson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 on the Subdivision of Lot #461 and Reserve Parcel of Sunset View, Section Six, as of record in Instrument No. 20020402-0039801, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janet L. Baker and husband, Robert L. Baker on 7/26/2002, by deed from David P. Sartor and wife, Nancy W. Sartor, of record in Instrument No. 20020729-0090457, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 2832 McGavock Pike, Nashville, TN 37214.

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.

Davidson County DEEDWARR
Recvd: 05/24/05 12:56 2 pgs
Fees:13.00 Taxes:118.40

20050524-0058589

Witness my hand this 18 day of May, 2005.

Janet L. Baker

Janet L. Baker

Robert L. Baker

Robert L. Baker

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet L. Baker and Husband Robert L. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 18 day of May, 2005.

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

Commission Expiration:

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainer, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2005.

_____
Notary Public

Commission Expiration: