Davidson County DEEDWARR
Recvd: 05/26/05 09:55 2 pgs
Fees:13.00 Taxes:525.40

20050526-0059429

**Prepared By & Return To:**
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05-1241

GREGORY D. VADNER
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 $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF May, 2005.

Notary Public

Commission Expiration:

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| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| **Medhat Sayed**<br>2933 Split Oak Trail<br>Antioch, TN 37013 | **SAME AS OWNER** | **149-030A-09500CO** |

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## 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, Angel F. Antonio and wife, Sheryl Joy G. Antonio, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Medhat Sayed and wife, Samia Arafa, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Davidson~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 52 on the Plan of Chelsea Village Addition, Section Four, as of record in Plan Book 9700, page 110, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Angel F. Antonio and wife, Sheryl Joy G. Antonio by deed from Butler Construction, LLC, dated 4-30-98 of record in said Register's Office. Source BK10913 25

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: 2933 Split Oak Trail, 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 my hand this 23 day of May, 2005.

Angel F. Antonio

Sheryl Joy G. Antonio

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angel F. Antonio and Sheryl Joy G. Antonio, 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 23 day of May, 2005.

Notary Public

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

Commission Expiration:

My Commission Expires JULY 24,2007

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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: