20B

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

...ission Expires NOV. 24, 2007

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Doris Colley
Affiant

Subscribed and sworn to before me, this 31st day of May, 2005.

Mary Birthright
Notary Public

My commission expires: 11/24/07

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, STE #111
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/06/05 14:18 2 pgs
Fees:13.00 Taxes:444.00

20050606-0064340

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mary Harris and husband, Joe W. Taylor	**Countrywide Home Loans, Inc.**	**Map 134-13, Parcel 19**
284 Penfield Drive	**4500 Park Granada**	
Nashville, Tennessee 37211	**Calabasas, CA 91302-1613**	

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 ACKNOWLEDGE, WE,

Adnan Atrushi and wife, Jyane Atrushi

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

Mary Harris and Joe W. Taylor, Wife and Husband

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. 77, on the Plan of Kenilworth Estates, Section Two, as of record in Plat Book 2900, page 126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Adnan Atrushi and wife, Jyane Atrushi, by Warranty Deed, from Michael Matheny and wife, Judy Carol Matheny, of record in Book 9742, page 603, Dated July 25, 1995, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2900, page 126, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3159, page 308, Register's Office for DAVIDSON County, Tennessee.
Avigation Easement and Contract of record in Book 8801, page 4, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved (x) unimproved ( ) property known as 284 Penfield Drive, Nashville, Tennessee 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 31st day of May, 2005.

X Adnan Atrushi
Adnan Atrushi

X Jyane Atrushi
Jyane Atrushi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Adnan Atrushi and wife, Jyane Atrushi, the within named sellers, 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, at office, this 31st day of May, 2005.

Notary Public

My Commission Expires: 3/14/09

A SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

File #: **05244-SH**
RECORD & RETURN TO: