Davidson County DEEDWARR
Recvd: 07/07/05 14:07 2 pgs
Fees:13.00 Taxes:499.50
20050707-0078492

# WARRANTY DEED

G-TRA-05-1520

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2005.

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: 1/11/07

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Oscar Dubon Guardado | Long Beach Mortgage Co. (NAME) | |
| 1520 Bell Trace Drive | 1400 S. Douglass Rd Ste 100 (ADDRESS) | |
| (ADDRESS) Antioch, Tennessee 37013 | Anaheim, CA 92806 | 162-16E-13.00 CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GHIATH YAHYA AND WIFE, ZAETUR ABDUL HAMID, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OSCAR DUBON GUARDADO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 33 ON THE PLAN OF BELL CREST, SECTION ONE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 7900, PAGE 753, REGISTER'S OFFICE 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 GHIATH YAHYA AND WIFE, ZAETUR ABDUL HAMID BY WARRANTY DEED FROM LORI D. BRANDON, UNMARRIED, RECORDED ON THE 10TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030410-0048055, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 7900, page 753; Book 9408, page 320; Book 9613, page 20; Book 9408, page 334; Book 9421, page 454 and Plat Book 7900, page 719, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1520 Bell Trace Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 6th day of July, 2005.

Ghiath Yahya

Zaetur Abdul Hamid

STATE OF Tennessee
COUNTY OF Davidson

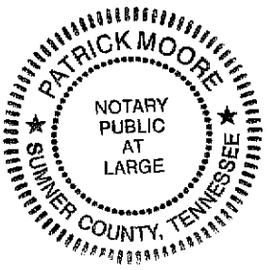
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ghiath Yahya and Zaetur Abdul Hamid, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of July, 2005.

Notary Public

My Commission Expires: 4-25-06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903