RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 09/12/05 09:25 2 pgs
Fees:13.00 Taxes:628.63

20050912-0109080

Name and Address of New Owner:
Ashraf Farag
5136 Singing Hills Drive
Antioch, TN 37013

Map 176-01-0A-013.00

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~ DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **TIMOTHY E. LANCE and wife, MELISSA S. LANCE**, has this day bargained and sold and does hereby transfer and convey unto, **ASHRAF FARAG,** married **and NADIA BANOUB,** married husband + wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot No. 13, Final Plat, The Estates of Hickory Woods, according to plat and survey of record in Instrument Number 20010412-0036163, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Timothy E. Lance and wife, Melissa S. Lance, by deed from Classic Homes BOS, LP, dated August 15, 2001, appearing of record in Instrument Number 20010817-0089005 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained of record in Instrument No. 20010814-10087812; Charter of HOA of record in Instrument No. 20010809-0085970; Quit claim deed for Common Area of record in Instrument No. 20010814-0087811 and in Instrument No. 20011023-0115250; and to any and all matters shown on said plat and survey of record in Instrument No. 20010412-0036163; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **ASHRAF FARAG,** married **and NADIA BANOUB,** married husband + wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2005 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 6th day of September, 2005.

Timothy E. Lance

Melissa S. Lance

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, **Timothy E. Lance and wife, Melissa S. Lance,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Rutherford County, Tennessee, this the 6th day of September 2005.

RHONDA D. MELTON NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 6-21-09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $169,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this the 6th day of September, 2005.

NOTARY PUBLIC
My Commission Expires: 6-21-09

RHONDA D. MELTON NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN