Davidson County DEEDWARR
Recvd: 09/14/05 16:12 3 pgs
Fees:18.00 Taxes:453.25

20050914-0110820

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $122,500.00. Marceil Agayby **Affiant** Subscribed and sworn to before me, this 13th day of September, 2005. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Marceil A. Agayby and husband
Samy B. Gerges
2921 Split Oak Trail
Antioch, TN 37013

Send Tax Bills To:
AmSouth Bank
P. O. Box 57046
Irvine, CA 92619-7046

Map-Parcel Number:
149-03-0-A-098.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN WILLIAMS JOHNSON, JR., AND ANN AKBARI**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARCEIL A. AGAYBY AND HUSBAND, SAMY B. GERGES**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Chelsea Village Addition, Section 4, of record in Book 9700, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Williams Johnson, Jr., and Ann Akbari by deed from Federal Home Loan Mortgage Corporation, of record as Instrument No. 20050607-0064841, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8082, page 329, Register's Office for said County; Book 8083, page 386; Book 9492, page 747 and By-Laws of record at Book 9503, page 493, and supplemental restrictions thereto of record in Book 10117, page 532, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 9700, page 110, Register's Office for said County.

4. Rights of others in and to the common elements.

Subject property is not the usual place of residence of either of the Grantors.

This is improved property known as 2921 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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 13th day of September, 2005.

John Williams Johnson, Jr.

Ann Akbari

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN WILLIAMS JOHNSON, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of September, 2005.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

265738.1/2005296

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN AKBARI**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of September, 2005.

_____
Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007