WARRANTY DEED

SUM-05-3217

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/05/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Yang	Greenpoint Mtg	
5741 Oakdale Ave. (ADDRESS)	3650 Mansell Rd #440 (NAME)	50-14-259
Woodland Hills CA 91367 (CITY) (STATE) (ZIP)	Alpharetta GA 30022 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MAGDI Y. ZAKHARI, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EDWARD YANG, hereinafter called the Grantees, 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 No. 250 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 250 fronts 80.7 feet on the northwesterly side of Moorewood Drive and extends back 158.7 feet on the northeasterly line and 145 feet on the southwesterly line to dead line in the rear measuring 54.7 feet thereon.

Being the same property conveyed to Magdi Zakhari by Deed from The Secretary of Veterans Affairs, and Officer of the United States of America, dated November 10, 2004, of record in Instrument No. 20041115-0136915, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3217 Moorewood Dr., Nashville, Tennessee 37207
(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 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/our hand(s) this 7th day of October, 2005.

Magdi Zakhari by his attorney in fact

Davidson County DEEDWARR
Recvd: 10/11/05 10:39 2 pgs
Fees:13.00 Taxes:505.05

20051011-0122414

STATE OF Tennessee

COUNTY OF Williamson

On this the 7th day of Oct., 2005, before me personally appeared Stan Baker to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Magdi Zakhari, and acknowledged that he executed the same as their free act and deed by virtue of that Power of Attorney recorded in Instrument No. 20051011-0122413 herewith in the Register's Office of Williamson County, Tennessee.

Witness my hand and official seal this 7th day of Oct., 2005.

Notary Public

My Commission Expires: 2/15/09

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800