WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF December, 2005.

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

MY COMMISSION EXPIRES 5/21/2008 (AFFIX SEAL)

P-05-604

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
Magdy N. Daowd	Bank of America	
604 Welshcrest Place (ADDRESS)	900 W. Trade St. (NAME) (ADDRESS)	149-15-A-203CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Charlotte, NC 28258 (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 CYNTHIA MICHELLE POWERS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MAGDY N. DAOWD AND ERENY A. BOLIS, 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. 63 on the plan of Cambridge Forest, Section 4, of record in Instrument No. 20000918-0092192, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cynthia M. Powers, by Deed from Beazer Homes Corp., dated October 15, 2001, of record in Instrument No. 2001102-30115611, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 604 Welshcrest Place, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 12/19/05 15:22 2 pgs
Fees:13.00 Taxes:656.75

20051219-0152156

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 12th day of December, 2005.

Cynthia Michelle Powers

Cynthia Michelle Powers

STATE OF TENNESSEE

COUNTY OF Davidson

I, _____, a Notary Public of the County and State first above written, do hereby certify that Cynthia Michelle Powers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of December, 2005.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires

RETURN TO:

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