Davidson County DEEDWARR
Recvd: 01/26/06 13:57 2 pgs
Fees:13.00 Taxes:728.90

20060126-0010075

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

05-0601-62654

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $197,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2006.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Bader Tamimi	Countrywide Home Loans, Inc.	136-05-0-031.00
2540 Bayview Drive	2021 N. Gallatin Road, Suite 292	
Nashville TN 37217	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kristy J. Petty, now LaDuke, and husband Ronald P. LaDuke, Jr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bader Tamimi, hereinafter called the Grantees, their successors and assigns, a 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. 49, on the Plan of Section Three, Bayview, of record in Plat Book 9700, Page 685, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristy J. Petty and Ronald P. Laduke, Jr. by deed from NVR, Inc., a Virginia corporation successor by merger to NVR Homes, Inc., a Virginia corporation t/a Ryan Homes, a Virginia corporation, dated June 24, 1999 of record in Book 11554, Page 754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2540 Bayview Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of January, 2006.

Kristy J. LaDuke

Ronald P. LaDuke, Jr.

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristy J. LaDuke and Ronald P. LaDuke, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, TN, this 23rd day of January, 2006.

Theresa D. Dorsey

State of Tennessee at Large

My Commission expires 9-21-09

THERESA D. DORSEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE