WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2006

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Youssouf Samassi	Bank of America	Map 149
728 Dover Glen Dr.	9000 W. Trade Street	Group 07-0-A
Antioch, TN 37013	Charlotte, NC 28255	Parcel 107.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Brian K. Frederick and wife, Celeste J. Frederick

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Youssouf Samassi and wife, Memuna M. Samassi
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 107, on the Plan of Chelsea Village, Section 1, a portion of Piccadilly, Section 2, of record in Book 7900, Pages 119-121, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brian K. Frederick and wife, Celeste J. Frederick, by deed from James A. Ford and wife, Zoraida V. Ford, of record in Book 10545, Page 696, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 8082, Page 329; Book 8083, Page 386; Book 8842, Page 434; and Book 8082, Page 348, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Pages 119-121, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 728 Dover Glen Dr., 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 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 our hands this 31st day of January, 2006.

Brian K. Frederick

Celeste J. Frederick

Davidson County DEEDWARR
Recvd: 02/03/06 08:34 2 pgs
Fees:13.00 Taxes:506.90

20060203-0013440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian K. Frederick and wife, Celeste J. Frederick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2006.

My Commission Expires: 01/27/07

Notary Public

