Davidson County DEEDWARR
Recvd: 03/13/06 11:26 2 pgs
Fees:13.00 Taxes:411.44

20060313-0028584

WARRANTY DEED

P-FCF-06-0216

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,200.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George M. Guirguis	America's Wholesale Lender	
216 Brittany Park Circle	(NAME) 750 Old Hickory Boulevard, Suite 180	162.12 - OA -24.00 CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MIRIAM E. MARSICANO, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE M. GUIRGUIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* UNMARRIED

Located and being situated in the SECOND (2nd) Civil District of the County of Davidson, State of Tennessee, and being known and designated as follows, to wit:

Lot 24, on the Plan of the Resubdivision of Lots 11 through 30, Brittany Park Subdivision, a Planned Unit Development, Phase 1-A, of record in Map Book 9700, page 263, Boundary Plat of record Book 7900, page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Vincent J. Marsicano and wife, Miriam E. Marsicano, by Warranty Deed from John W. Stokes, III and wife, Carol A. Stokes, in Instrument No. 20010910-0098118, dated July 27, 2001 and filed for record September 10, 2001, Register's Office for Davidson County, Tennessee.
Vincent J. Marsicano having since died leaving Miriam E. Marsicano as surviving tenant by the entirety.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 9700, page 263; Book 10016, page 900; Book 10016, page 870; Book 10772, page 988; Book 11398, page 4; Instrument No. 20021020-0130771; Book 8174, page 198; Book 9938, page 753; Book 7698, page 191; Book 4202, page 787; Book 8113, page 849; Book 8128, page 92; Book 10021, page 60; Book 10789, page 173 and Book 11398, page 193, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 216 Brittany Park Circle, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of February, 2006.

Miriam E. Marsicano
Miriam E. Marsicano

STATE OF Tennessee
COUNTY OF Davidson

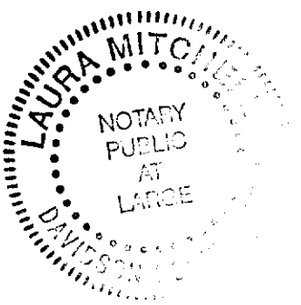
On this the 24th day of February, 2006, before me personally appeared Miriam E. Marsicano to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of February, 2006.

Notary Public

My Commission Expires: 5/28/06

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959