Davidson County DEEDWARR
Recvd: 04/24/06 09:40 2 pgs
Fees:13.00 Taxes:836.20
20060424-0046361

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Samia Fayad
5904 Woodlands Avenue
Nashville, TN 37211

SEND TAX BILL:

PrimeTrust Bank
7516 Highway 70 S, Suite 110
Nashville, TN 37221

MORTGAGEE:
PrimeTrust Bank
7516 Highway 70 S, Suite 110
Nashville, TN 37221

MAP AND PARCEL:
MAP 172-03-0-A
PARCEL 019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John R. Irvin and wife, Linda S. Irvin**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Samia Fayad** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of The Woodlands, Phase I, Section I, as of record in Plat Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to John R. Irvin and wife, Linda S. Irvin, by deed from Richter Dial Builders, Inc., of record in Book 9637, page 987, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 5904 Woodlands Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of April, 2006.

John R. Irvin

Linda S. Irvin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared John R. Irvin and wife, Linda S. Irvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 21st day of April, 2006.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires July 21, 2007

My Commission Expires: 07/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $226,000.00.

AFFIANT

Subscribed and sworn to before me
this 21st day of April, 2006.

NOTARY PUBLIC

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires July 21, 2007

My Commission Expires: 07/21/07