RETURN TO: Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 05/09/06 16:03 2 pg
Fees:13.00 Taxes:684.13

20060509-0054566

~~RECORD AND RETURN TO:~~
NATIONS TITLE OF TENNESSEE, INC.
2528 Mt. Juliet Road
MT. JULIET, TN 37122
06TN01351

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$184900.00 Ashley Bush
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the
28th day of April, 2006 Carol A. Clawson
Notary Public
MY COMMISSION EXPIRES: 3-30-10

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2528 Mt. Juliet. STE. 208, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milad Ryad **5301 Ridge Falls Way** **Antioch, TN 37015**	NEW OWNER	**173-04-0-A-234.00 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,

Jaafar Shehadeh and wife, Fatmeh F. Shehadeh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Milad Ryad , unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 234, on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, as of record in Instrument No. 199912130302267, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jaafar Shehadeh and wife, Fatmeh F. Shehadeh , by Warranty Deed from S & Y Construction, a Sole Proprietorship, dated July 25, 2001 and recorded August 2, 2001 in Instrument No. 20010802-0082243, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants, Declarations, Conditions and By-Laws of record in Book 7350, Page 24, as re-recorded in Book 7367, Page 587, and amended in Book 8765, Pages 77 and 90 and Instrument No. 200004280042354; Charter of the Homeowner's Association of record in Book 7337, Page 529, as amended in Book 8765, Page 100; Conveyance of Common Area to Homeowner's Association in 20000502-0044049; P.U.D. Boundary Plat in Book 6900, Page 431; All Matters shown on The Plan of Record in Instrument No. 199912130302267, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **5301 Ridge Falls Way, Antioch, TN 37015**
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 28th day of April, 2006.

Jaafar Shehadeh by Fatmeh Shehadeh attorney in fact

Jaafar Shehadeh
By: Fatmeh Shehadeh, attny-in-fact

Fatmeh Shehadeh

Fatmeh F. Shehadeh

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fatmeh F. Shehadeh the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of April, 2006.

Commission Expires: 11/4/06

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 28th day of April 2006, before me personally appeared the undersigned to me known to be the person who executed the foregoing instrument in behalf of Jaafar Shehadeh as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Jaafar Shehadeh.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 28th day of April 2006.

Commission Expires: 11/4/06

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006