WARRANTY DEED

P.ASH.06.2925

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $131,000.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
LAURA TERRY
WILLIAMSON COUNTY, TN

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricardo Perez	Ricardo Perez	
2925 Steamboat Dr (ADDRESS)	2925 Steamboat Dr (NAME)	62.02-0A-275.00 CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (ADDRESS) (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 MEDHAT N. KENZ AND AFAF G. IBRAHIME, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICARDO PEREZ, MARRIED, 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:

Being Lot No. 312 on the Final Plat of River Trace Estates, Phase 1, Section 4 & 5 of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Medhat N. Kenz and Afaf G. Ibrahime, husband and wife, by deed from Fox Ridge Homes, Inc., f/k/a NVR Fox Ridge, Inc., dated September 29, 2000 and filed of record as Inst. No. 20001009-0100011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2925 Steamboat Dr, Nashville, Tennessee 37214
(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 1st day of June, 2006.

Medhat Kenz

Medhat N. Kenz

Afaf Ibrahime

Afaf G. Ibrahime now known as Afaf Gatas Kenz

Davidson County DEEDWARR
Recvd: 06/08/06 12:12 2 pgs
Fees:13.00 Taxes:484.70
20060608-0068156

STATE OF Tennessee
COUNTY OF Davidson

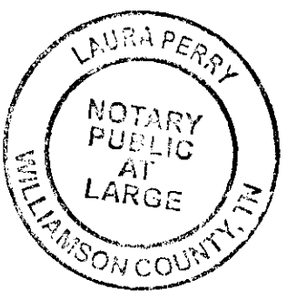
On this the 1st day of June, 2006, before me personally appeared Medhat N. Kenz and Afaf G. Ibrahime, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of June, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959