Davidson County DEEDWARR
Recvd: 07/07/06 10:28 2 pgs
Fees:13.00 Taxes:647.50

20060707-0081586

WARRANTY DEED

P-06-2036-1

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

George L. Kasdallah 6/28/06
Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2006

Notary Public

MY COMMISSION EXPIRES 5/24/2008

SANDY MEYER NOTARY PUBLIC (AFFIX SEAL) AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George L. Kasdallah	Bank of America	
2036 Ransom Place (ADDRESS)	(NAME) 200 S. College Street (ADDRESS)	135.14-B-41CO
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM D. SHEPARD AND BOBBIE J. SHEPARD,* hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GEORGE L. KASDALLAH AND MONA K. KIROLOS,* hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

***husband and wife,**

Land in Davidson County, Tennessee, being Lot No. 40 on the plan of Ransom Place, Section 1, Phase 2, of record in Book 7900, page 463, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William D. Shepard and wife, Doris A. Shepard, by Deed from Ransom Place Homes, Inc, dated August 24, 1993, of record in Book 9061, page 339, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, of record in Book 9798, page 331, dated August 18, 1995, Doris A. Shepard conveyed her interest to William D. Shepard.

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

unimproved ( )
This is improved (X) property, known as 2036 Ransom Place, Nashville, Tennessee 37217
(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 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 my/our hand(s) this 28th day of June, 2006.

William D. Shepard

Bobbie J. Shepard

STATE OF TENNESSEE

COUNTY OF Davidson

I, ~~Carol T. Baker~~, a Notary Public of the County and State first above written, do hereby certify that William D. Shepard and Bobbie J. Shepard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of June, 2006.

Notary Public

My Commission Expires: 5/24/2008

(SEAL)

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800