Recording & Return T...
Watauga Title Com...
155 Franklin Road, Suite 120
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(gj) Title No: 47913
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/10/06 15:36 2 pgs
Fees:13.00 Taxes:1365.30
20060710-0082743

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Helen T. Zughni Ghazi A. Zughni 4800 Redcastle Ridge Nashville, Tennessee 37211	Bank of America 21000 NW Evergreen Pkwy Hillsboro, OR 97124-7124

TAX MAP-PARCEL NUMBERS: 172140B07400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$369,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **W. Timothy Holman and spouse, Virginia A. Spini**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Helen T. Zughni and spouse, Ghazi A. Zughni** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Winfield Park Phase 1, Section 1 of record in Doc. No. 200103130024108, 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 Virginia A. Spini and W. Timothy Holman by deed from Turnberry Homes, L.L.C., a Tennessee limited liability company of record in Doc. No. 20001220-0124953, Register's office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 200103130024108, said Register's Office, to which plan reference is hereby made for a more complete description thereof; Easement to Bellsouth Telecommunications of record in Book 11628, page 204, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 11113, page 691, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4800 Redcastle Ridge, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of July, 2006.

W. Timothy Holman

Virginia A. Spini

State of TENNESSEE
County of DAVIDSON

On this 6th day of July, 2006 , before me the undersigned authority, personally appeared W. Timothy Holman and Virginia A. Spini , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $369,000.00

Affiant

Sworn and subscribed before me this the 6th day of July, 2006

Notary Public

My Commission Expires: 1/10/2010

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.