STATE OF TENNESSEE
COUNTY OF Davidson



THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th ~~DAY~~ OF July, 2006.

Notary Public
MY COMMISSION EXPIRES 11-6-06
File No. G6-1127D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Asuncion Graciani, a single woman (NAME)	~~Sunset Mortgage Company, LP~~ AG Buyer (NAME)	107-13-49
1200 Coarsey Drive (STREET ADDRESS	Same (STREET ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/12/06 09:47 3 pgs
Fees:18.00 Taxes:414.40
20060712-0083609

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 HEREBYACKNOWLEDGED, WE, **Atef S. Abdo and Samia E. Ekladious, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Asuncion Graciani, a single woman** 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 1200 Coarsey Drive, Nashville, TN 37217.

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. Whenever 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 10th day of July, 2006.

x Atef S Abdo
Atef S. Abdo

x Samia E Ekladious
Samia E. Ekladious

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Atef S. Abdo and Samia E. Ekladious, husband and wife, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who ~~acknowledged~~ that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of July, 2006.

My Commission Expires: 3/20/10

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of July, 2006.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of July, 2006.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 319, on the Map of Miro Meadows, Second Addition, as shown of record in Book 1424, Page 112, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at a point in the westerly margin of Coarsey Drive, the common corner of lots 319 and 320; thence with the line between said lots, westerly 163.9 feet to a point; thence southerly 106.1 feet to the north margin of Ainlay Drive; thence with the margin of said Drive, easterly 143.8 feet to the beginning of a curve; thence around said curve, northeasterly 31.56 feet to the margin of Coarsey Drive; thence with the margin of the same northerly 86.1 feet to the beginning.
Also conveyed is a 25 foot strip of Ainlay Drive abandoned by Metro Council Bill No.62-433, a certified copy of said bill is of record in Instrument No. 20040414-0042230, said Register's Office.

Being the same property conveyed to Atef S. Abdo and Samia E. Ekladious, husband and wife , by Deed from Jeffrey R.Barnes and wife, Susan M. Barnes, dated March 30, 2004, of Record in Instrument No. 200404140042232, Register's Office for Davidson County, Tennessee.