(1)

RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/06 12:28 2 pgs
Fees:13.00 Taxes:699.30
20060728-0091512

KELLY A. GADKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS .

Notary Public

MY COMMISSION EXPIRES: 1/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Peterson	First Federal Savings Bank	
(NAME)	(NAME)	
913 Harpeth Bend Drive	1430 Madison Street	Map 156.06
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Clarksville, TN 37040	Parcel 009.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **OMAR EL-SHISHINI AND WIFE, CHRISTIE M. EL-SHISHINI**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KATHRYN G. PETERSON, 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. 751 on the Plan of Section Two, Harpeth Woods of record in Book 5200, page 280 Register's Office for Davidson County, Tennessee.

Said Lot No. 751 fronts 77.7 feet on the broken southerly margin of Harpeth Bend Drive and extends back 200.0 feet on the northeasterly line and 199.2 feet on the southwesterly line to a dead line in the rear, measuring 73.0 feet thereon.

Being the same property conveyed to Omar El-Shishini and Christie Disser, as Joint Tenants with Right of Survivorship from Roderick F. Conner Sr., unmarried by Warranty Deed, dated March 20, 2003, recorded March 24, 2003, of record in Instrument No. 200303240038590, Register's Office for Davidson County, Tennessee. Omar El-Shishini and Christie Disser have since married and Christie Disser is now known as Christie M. El-Shishini.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 913 Harpeth Bend Drive, Nashville, TN 37221

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 .

Omar El-Shishini

Omar El-Shishini

Christie M. El-Shishini

Christie M. El-Shishini

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 Omar El-Shishini and wife, Christie M. El-Shishini, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 26th day of July, 2006.

Commission expires: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jai Kehew

Notary Public