THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 07/31/06 10:51 2 pgs
Fees:13.00 Taxes:547.60
20060731-0092135

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
ASHRAF MIKHAIL	SAME	053060B00400CO
2233 RIVERWAY DRIVE		
OLD HICKORY, TENNESSEE 37138		

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 hereby acknowledged, David B Sisk and wife Regina L Sisk, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ashraf Mikhail and Nancy Mikhail, husband and wife, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 207 on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900 Page 412-413,Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to David B Sisk and wife, Regina L Sisk from David B Sisk by deed dated 03/25/99 of record in Book 11417 Page 752, said Register's Office.

This is improved property known as: 2233 Riverway Drive, Old Hickory, Tennessee 37138.

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 our hands this 27th day of JULY, 2006.

DAVID B SISK

REGINA L SISK

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David B Sisk and Regina L Sisk with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand at office this 27th day of JULY, 2006.

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC M.COMM.EXP. SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 1-2008

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $148,000.00.

Affiant

Subscribed and sworn to before me this 27th day of JULY, 2006.

NOTARY PUBLIC

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6-9-07