Davidson County DEEDWARR
Recvd: 08/07/06 15:35 2 pgs
Fees:13.00 Taxes:536.50

20060807-0096859

WARRANTY DEED

P-06-5058

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/21/2007

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ashraf S. Armanios	Bank of America	
5058 Cherrywood Drive	(NAME) 900 W. Trade Street	147-15-172
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Charlotte, NC 28255-0001	
(CITY) (STATE) (ZIP)	(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 STEPHEN D. HARGRAVES AND WIFE, STEPHANIE HARGRAVES, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ASHRAF S. ARMANIOS AND WIFE, MARGARETTE YOUSSEF, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the plan of Section 4, Whispering Hills, of record in Book 2900, page 22, 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 Stephen D. Hargraves and wife, Stephanie Hargraves, by Deed from Daniel L. Turpen and Kristian A. Turpen, dated September 24, 2004, of record in Instrument Number 200410050119538, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 5058 Cherrywood Drive, Nashville, Tennessee 37211
(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 4th day of August, 2006.

Stephen D. Hargraves

Stephanie Hargraves

STATE OF TENNESSEE

COUNTY OF Davidson

I, _____, a Notary Public of the County and State first above written, do hereby certify that Stephen D. Hargraves and wife, Stephanie Hargraves personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th day of August, 2006.

Notary Public

My Commission Expires: 4/24/08

(SEAL)

RETURN TO:

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