Davidson County DEEDWARR
Recvd: 08/10/06 11:10 2 pgs
Fees:13.00 Taxes:591.63

20060810-0098598

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $159,900.00

Beth Flatt
Affiant

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 29th day of June, 2006.

Sarah Drenske
Notary Public
My commission expires: 11/14/09

05-0605-62890

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Patrick Witherington	Countrywide Home Loans	62-02-0-B-070
2864 Paddle Wheel Drive	P.O. Box 660694	
Nashville TN 37214	Dallas, TX 75266-0694	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mokhtar Gaballa and wife, Violette Girgis, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patrick Witherington and wife, Kate S. Witherington, hereinafter called the Grantees, their successors 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. 231, on the Plan of Abbington Park, Phase One, Section Two, of record in Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beazer Homes Corp. dba Phillips Builders by deed, dated 9-30-03, of record in Instrument No. 20031002-0145230, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mokhtar Gaballa and Violette Girgis by deed from Beazer Homes Corp. dba Phillips Builders, dated 6-25-04, of record in Instrument No. 20040708-0081513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2864 Paddle Wheel Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of June, 2006.

Mokhtar Gaballa

Violette Girgis

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mokhtar Gaballa and Violette Girgis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 29th day of June, 2006.

State of Tennessee at Large

My Commission expires

5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

RETURN TO:
#111643

RETURN TO:
Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
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