Davidson County DEEDWARR
Recvd: 08/11/06 10:55 2 pgs
Fees:13.00 Taxes:1105.38

20060811-0099110

WARRANTY DEED

P-RA-06-6656

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,750.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

MARILYN PAINTER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan M. Iturregui	SunTrust Mortgage, Inc.	
6656 Valleypark Drive (ADDRESS)	P. O. Box 57028 (NAME)	126160A06600CO
Nashville, TN ~~37222~~ 37221 (CITY) (STATE) (ZIP)	Irvine, CA 92619-7028 (ADDRESS) (CITY) (STATE) (ZIP)	126160A06600CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ASHRAF GIRGIES AND WIFE, HOLLY M. GIRGIES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUAN M. ITURREGUI AND WIFE, NORMA E. RAMIREZ, hereinafter called the Grantee(s), 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. 66 on the Final Plat of Riverwalk, Phase 1A, Section 1, and Phase 1B, Section 1, a Planned Unit Development, as of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

(a) Being the same property conveyed to ASHRAF GIRGIES, A MARRIED PERSON AND RASHA GONDA, AN UNMARRIED PERSON by deed (DEEDWARR) from TURNBERRY HOMES, L.L.C., a Tennessee limited liability company of record in Deed Instrument 200503020023216 on 02/25/2005 and filed for record on 03/02/2005 , Register's Office for said County.
(b) Being the same property conveyed to Ashraf Girgies and wife, Holly M. Girgies by deed (DEEDQC) from Rasha Gonda of record in Deed Instrument 200505270059921 on 04/28/2005 and filed for record on 05/27/2005 and also by Deed of Correction of Record in Instrument 20060811-0099109 , said Register's Office.
(c) Being part of the same property conveyed to Turnberry Homes, L.L.C., by deed (DEEDWARR) from Riverwalk Development Partners, Inc. of record in Deed Instrument 20020240050565 on 11/12/2002 and filed for record on 11/13/2002, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 6656 VALLEYPARK DRIVE, Nashville, Tennessee ~~37222~~ 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of August, 2006.

Ashraf Girgies

Holly M. Girgies by Ashraf Girgies, her Attorney in fact
Holly M. Girgies

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Pamela Jo Yates, a Notary Public in and for said County and State, **Ashraf Girgies**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2006.

Pamela Jo Yates
Notary Public

My Commission Expires: 3-22-08

PAMELA JO YATES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9th day of August, 2006, before me personally appeared **Ashraf Girgies**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Holly M. Girgies**, and who acknowledged that he executed the same as the free act and deed of the said **Holly M. Girgies**.

Witness my hand and official seal.

Pamela Jo Yates
Notary Public

My commission expires: 3-22-08

PAMELA JO YATES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN