Davidson County DEEDWARR
Recvd: 09/06/06 10:55 2 pgs
Fees:13.00 Taxes:574.98
20060906-0109971

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of August, 2006, by and between Derrick K Tripp, an unmarried man, party of the first part, and Nagham Najeeb Antwan, and husband, Taimour H Allous, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

The following described real property in Davidson County, Tennessee, known as 4212 Kevinwood Court, Antioch, Tennessee, 37013, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Hickory Highland Place, Phase 2 of Record in Book 9700, Page 681, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being all or part of the same property conveyed to Derrick Tripp by virtue of that certain Warranty Deed dated January 11, 2004 recorded at Instrument No. 20040719-0085588, and corrected at Instrument Number 20060822-0103305 in Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Derrick K Tripp by _____
Derrick K Tripp
Byron L Turner Attorney IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, BYRON TURNER, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, to be the person who executed the foregoing instrument in behalf of DERRICK K TRIPP, acknowledged that such person executed the same as the free act and deed of DERRICK K TRIPP.

WITNESS my hand and official seal at office this 28th day of August, 2006.

Memorie K. White

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Notary Public



My Commission Expires: _____

Property Owner & Address: Nagham Najeeb Antwan and Taimour H. Allous

Tax Parcel No 163-01-0 021.00

Property Address: 4212 Kevinwood Court
Antioch, TN 37013

MAIL TAX
BILLS TO: America's Wholesale Lender
4500 Park Granada MSN #SVB-314
Calabasas, CA 91302-1013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $155,400.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of August, 2006.

Notary Public

My Commission Expires: _____

