Davidson County DEEDWARR
Recvd: 09/06/06 13:01 2 pgs
Fees:13.00 Taxes:480.63

20060906-0110100

WARRANTY DEED

P-06-729

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-4-09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bemen Shehata	Bank of America	
729 Vanguard Place	(NAME) 900 W. Trade Str.	135-14C-8CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Charlotte, NC 28255	
(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 ROMANY SHEHATA AND MAGDA SHEHATA, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BEMEN SHEHATA, 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:

Being Lot No. 8 on the PLan of Ransom Village, of record in Book 7900, Pages 833 and 834, Register's Office for Said County and State.

BEING the same property conveyed to Romany Shehata and Magda Botros, by deed from Secretary of Housing and Urban Development, of record in Instrument #20000202-0010663, Register' Office for Davidson County.

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

unimproved ( )
This is improved (X) property, known as 729 Vanguard Place, Antioch, Tennessee 37013
(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 31st day of August, 2006.

Romany Shehata

Romany Shehata

Magda Shehata

Magda Shehata

STATE OF Tennessee

COUNTY OF Davidson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Romany Shehata and Magda Shehata personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

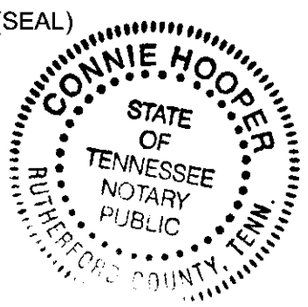
Witness my hand and official seal this the 31st day of August, 2006.

Connie Hooper

Notary Public

My Commission Expires: 2-24-09

(SEAL)



RETURN TO:

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