Davidson County DEEDWARR
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Fees:18.00 Taxes:1295.00

20061020-0130622

Return to: Belle Meade Title & Escrow, Inc.
Box # 243
615-297-1568

#06-09-12766

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Karam Hanna and Eman Tadraus	(New Owners)	Map 073-03.00-
2832 McGAVOCK PIKE		Parcel 94.00
TN 37214		

This instrument prepared by: Belle Meade Title & Escrow, 4515 Harding Pike, Ste. 315, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **St. Bash Properties, LLC., a Tennessee limited liability company,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Karam Hanna and wife, Eman Tadraus,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Subdivision of Lot No. 461 and Reserve Parcel of Sunset View, Section Six, of record in Plat Instrument No. 20020402-0039801, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to St. Bash Properties, LLC by quit claim deed dated August 18th, 2006 from Rasha Gouda, unmarried of record in Instrument No. 20060821-0102691, said

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **All matters appearing of record in Plat Instrument No. 20020402-0039801, said Register's Office.**

This is improved property commonly known as **2832 McGavock Pike, Nashville, TN 37214.**

STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 16th day of October, 2006

Notary public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of **October, 2006** .

St. Bash Properties, LLC

By:
Ash Girgies, Chief Manager

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ash Girgies**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HIMSELF** to be **Chief Manager** of **St. Bash Properties, LLC,** the within bargainor, a **LLC** and that **HE** as such **Chief Manager** being authorized to do so, executed the within instrument for the purpose therein contained by signing the name of the **LLC**, by **himself** as **Chief Manager**. .

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of **March, 2006.**

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
September 19, 2009

