THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03467

Davidson County DEEDWARR
Recvd: 11/28/06 15:26 2 pgs
Fees:13.00 Taxes:573.50

20061128-0146905

Property Address:
637 Huntington Parkway, Nashville, TN 37211 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brenda S. Snipes, Individual and Trustee of the George D. Snipes, Jr. and Brenda S. Snipes Revocable Living Trust**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Muayad Tayib, and Bahar Tayib, husband and wife,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 87 on the Plan of Huntington Park, Section I, as of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot fronts 75 feet on the south side of Huntington Parkway and extends back between parallel lines 160 feet to a dead line.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from George D. Snipes, Jr. and wife, Brenda S. Snipes, dated June 9, 1997, and recorded June 25, 1997, in the Register's Office for Davidson County, Tennessee, in Book 10504, at Page 490. George D. Snipes, Jr. now deceased.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 21st day of November, 2006.

George D. Snipes, Jr. and Brenda S. Snipes
Revocable Living Trust

Brenda S Snipes {Seal}
Brenda S. Snipes

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

On this the 21st day of November, 2006, before me, the undersigned officer, personally appeared Brenda S. Snipes, Individually and as Trustee of the George D. Snipes and Brenda S. Snipes Revocable Living Trust, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she as Individual and as Trustee of the George D. Snipes and Brenda S. Snipes Revocable Living Trust acknowledged that she, executed same as her free act and deed.

Notary Public

My Commission expires: 7-9-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $155,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 21st of November, 2006.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-9-08

Name of Owner and Property Address:
Muayad Tayib and Bahar Tayib
637 Huntington Parkway
Nashville, TN 37211

Person Or Entity Responsible For Payment Of Taxes:
CountryWide
P O Box 660694
Dallas, Texas 75266

Tax Parcel ID#: 161-10-0-030.00