Davidson County DEEDWARR
Recvd: 01/19/07 11:11 2 pgs
Fees:13.00 Taxes:495.80

20070119-0007830

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

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Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Carol A. Dawson
Affiant

Subscribed and sworn to before me this 16th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

P- ERA- 06- 0625

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irma Villanueva	New Owner	Map 135-14-C
625 RANSOM VILLAGE WAY (ADDRESS)	(NAME)	Parcel 22-CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

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 EDWAR HAKEEM AND NAGWA SALAMA, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IRMA VILLANUEVA A MARRIED WOMAN, 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. 22 on the Plan of Ransom Village, of record in Plat Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edwar Hakeem and Nagwa Salama, husband and wife by deed (DB) from Alvin D. Farless, Married and Debra Farless, Unmarried of record in Book 11421, Page 815 on 03/25/1999 and filed for record on 04/07/1999, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 625 RANSOM VILLAGE WAY, 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 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 16th day of January, 2007.

Edwar Hakeem

Nagwa Salama

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 16th day of January, 2007, before me personally appeared Edwar Hakeem and Nagwa Salama, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of January, 2007.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903