WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 382,000.00

Debbie Hutsell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2007

Brenda R. Lehman
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: ~~01/24/08~~ 3/10/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/06/07 10:42 2 pgs
Fees:13.00 Taxes:1413.40
20070306-0027500

Williamson County, Tennessee Notary Public At Large Brenda R. Lehman

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hanan Hamada	ABN Amro Mortgage Group, Inc.	Map 172
4546 Winfield Drive	P.O. Box 57068	Group 14-O-B
Nashville, TN 37211	Irvine, CA 92619-7068	Parcel 032.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Charles C. Sellers and wife, Teresa L. Sellers

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Hanan Hamada

hereinafter called the GRANTEES, their heirs and assigns, a 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. 32, on the Plan of Winfield Park, Phase 1, Section 1, of record in Plat Book 9700, Page 768, revised in Instrument 20010313-0024108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles C. Seller and wife, Teresa L. Sellers by deed from Turnberry Homes, LLC, of record in Instrument 20000225-0018346, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 11113, Page 691; Instrument 20001211-0122000; Instrument 20020520-0061426; By-Laws Book 11113, Page 717, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 768 and Instrument 20010313-0024108, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4546 Winfield Drive, Nashville, TN 37211

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 our hands this 28th day of February, 2007.

Charles C. Sellers

Teresa L. Sellers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles C. Sellers and Teresa L. Sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

