Davidson County DEEDWARR
Recvd: 03/08/07 09:35 2 pgs
Fees:13.00 Taxes:312.65

20070308-0028492

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2007

Notary Public

MY COMMISSION EXPIRES: 3-8-10

(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires MAR. 8, 2010

B-ANM-07-0401

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reving Z. Yahya	Access National Mortgage Corp.	
401 Brookview Estates Drive	(NAME) 1800 Robert Fulton Drive, Suite 350	16210021400
(ADDRESS) Antioch, TN 37013	(ADDRESS) Reston, VA 20191	
(CITY) (STATE) (ZIP)	(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 DEBRA ANN WHEELER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REVING Z. YAHYA, UNMARRIED, 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:

Being Lot No. 8B, Zone Lot Division of Lot Nos. 8 and 9, a Resubdivision of Lots 5 through 9, Bell Heights, of record in Plat Book 6250, page 345, amending the Plan of record in Plat Book 5210, page 70, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Debra Ann Kuehlthau by deed from Jerry L. Kemp and wife, Elizabeth Kemp and James Fortner of record in Book 10180 and Page 1 on 08/30/1996 and filed for record on 09/05/1996, Register Office for said County. Debra Ann Kuehlthau is now known as Debra Ann Wheeler.

This Conveyance is subject to any and all existing easements and restrictions of record, including those listed in Plat(s) Book 5210 and Page 70; Book 6250 and Page 345, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 401 Brookview Estates Drive, 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 28th day of February, 2007.

Debra Ann Wheeler

Debra Ann Wheeler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra Ann Wheeler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903