WARRANTY DEED

G-NY-07-3804

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/09/11

(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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 NUMBER
Samir A. Nagi	E-Loan, Inc.	
3804 Ashland City Highway	(NAME) 6230 Stoneridge Mall Road	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Pleasanton, CA 94588	69-12-88.00
(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 NABIL RASHAD YAFAI AND FEKREYA Y. YAFAI AKA ALGAAD, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMIR A. NAGI,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:

Land in Davidson County, Tennessee, being Lot 1, PLAN OF WILLIE R. MCCALL SUBDIVISION, as shown on plat of record in Plat Book 8250, Page 737, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Nabil Rashad Yafai and Fekreya Y. Yafai, husband and wife to Nabil Rashad Yafai and Fekreya Y. Yafai a/k/a Frekreya Y. Algaad, husband and wife as recorded on the 16th day of May, 2006 in Instrument No. 20060516-0057106 and Warranty Deed from Tamiko Williams now known as Tamiko Allen and husband, Corey Allen to Nabil Rashad Yafai and wife, Fekreya Y. Yafai as recorded on the 10th day of August, 2001 in Instrument No. 20010810-0086177, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3804 Ashland City Highway, Nashville, Tennessee 37218
(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 22nd day of March, 2007.

Nabil Rashad Yafai

Fekreya Y. Yafai aka Algaad

Davidson County DEEDWARR
Recvd: 03/28/07 10:53 2 pg
Fees:13.00 Taxes:529.10

20070328-0037000

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nabil Rashad Yafai and Fekreya Y. Yafai aka Algaad, 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 22nd day of March, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)



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