Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

(1)

WARRANTY DEED R-GB-07-2120	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00 Affiant Subscribed and sworn to before me, this 13th DAY OF April, 2007. Notary Public MY COMMISSION EXPIRES: AT (AREA RATE) 12/15/07
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
Ghali A. Abdelmessih	Bank of America, N.A.	
2120 Forge Ridge Circle	(NAME) 9000 Southside Blvd.	135 · 06-0A 043.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Jacksonville, FL 32256	↑ 135-A-43.00 CO
(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 VIONE SCHWAB, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GHALI A. ABDELMESSIH AND WIFE, FEBI H. ABDELKODOS, 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 43, PLAN OF RESUBDIVISION OF LOT 1, FORGE RIDGE, as shown on plat of record in Plat Book 9700, Page 295 and 296 and Instrument of Correction in Book 10316, Page 880, 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 to Vione Schwab, unmarried by Warranty Deed from Paul E. Jennings and wife, Trudie J. Jennings, recorded on the 10th day of January, 2005 in Instrument No. 20050110-0003484, 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 including Plat of record in Plat Book 9700, Page 295 and 296 as corrected in Book 10316, Page 880; Covenants, Conditions, Restrictions and By-Laws of record in Book 10284, Page 937; HOA Articles of Incorporation of record in Book 10477, Page 204; Storm Water Detention Agreement of record in Book 10757, Page 488, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2120 Forge Ridge Circle, Nashville, Tennessee 37217
(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 13th day of April, 2007.

Vione M. Schwab
Vione Schwab

Davidson County DEEDWARR
Recvd: 04/26/07 11:34 2 pgs
Fees:13.00 Taxes:629.00
20070426-0049839

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vione Schwab, 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 13th day of April, 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