THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03682

Davidson County DEEDWARR
Recvd: 05/15/07 11:30 2 pgs
Fees:13.00 Taxes:555.00
20070515-0058111

Property Address:
1816 Merritt Street, Old Hickory, TN 37138 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Lynda F. Lynn, a single person**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Lotfy Issa, and wife Shahinaz Wahib** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 74, on the Plan of Waterford Subdivision, as shown by plat of record in Plat Book 7900, Page 596, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from June M. Shelden and husband, John W. Seavey, dated June 15, 1998, and recorded June 23, 1998, in the Register's Office for Davidson County, Tennessee, in Book 10988, at Page 212.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 4th day of May, 2007.

Lynda F. Lynn {Seal}
Lynda F. Lynn

State of TENNESSEE
County of DAVIDSON

On this the 4th day of May, 2007, before me, the undersigned officer, personally appeared Lynda F. Lynn, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she executed same as her free act and deed.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission expires: 7-19-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $150,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 4th of May, 2007.

Notary Public

My Commission expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC DAVIDSON COUNTY TENN.

Name of Owner and Property Address:
Loufy Issaad Shahinaz Wahib
812 Merritt St.
Old Hickory, TN 37138

Person Or Entity Responsible For Payment Of Taxes:
SunTrust Mortgage, Inc
201 4th Ave North, 6th Floor
Nashville, TN 37219

Tax Parcel ID#: 053-06-0-B-033.00CO