STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $123,000.00.

Nady A S Shenouda
Affiant

Subscribed and sworn to before me, this the 14th day of May, 2007.

J Susan Duff
Notary Public

My commission expires: 1/16/08

Davidson County DEEDWARR
Recvd: 05/17/07 13:06 2 pgs
Fees:13.00 Taxes:455.10
20070517-0059151

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
A. **Nady Shenouda**	Bank of America	135-14-C-25 CO
637 Ransom Village Way	P.O. Box 9000	
Antioch, TN 37013	Getzville, NY 14068-9000	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Celeste Brooks, also known as Celeste Hutton, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nady A. Shenouda and wife, Nagwa Sheraka

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 25 on the Plan of Ransom Village, of record in Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Celeste Brooks, a single person by deed from Kimberly K. Westmoreland, formerly Kimberly K. Davis and husband, Brent A. Westmoreland of record in Book 11406, Page 322, Register's Office for Davidson County, Tennessee, dated 3/26/99.

Lynn Hutton, spouse of Celeste Brooks, also known as Celeste Hutton, married, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any claim or interest he might have in said property, including homestead and any marital claim, interest or right that might be granted to a spouse by law.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2007 and subsequent years, a lien not yet due and payable.

This is improved (X) unimproved ( ) property known as 637 Ransom Village Way, Antioch, TN 37013.

135-14-C-25 CO is the parcel identification number assigned to the property by the county tax assessor's office.

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 in 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 HANDS EFFECTIVE AS OF May 14, 2007:

Celeste Brooks Hutton

Celeste Brooks Hutton

Lynn Hutton

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Celeste Brooks Hutton and Lynn Hutton, the within named Grantor(s), 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, at office, this the 14th day of May, 2007.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/20/08

Notary Seal present, but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE

COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____ _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 14th day of May, 2007.

_____
Notary Public

My Commission Expires:_____

20071189M