Davidson County DEEDWARR
Recvd: 05/30/07 10:04 2 pgs
Fees:13.00 Taxes:569.80

20070530-0063923

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00.

Carol A. Clawson
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of May, 2007.

Notary Public

My Commission Expires: 12/09/07

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Alaa T. Mankarious and Triza M. Tawfik
1309 Gannett Peak
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

135140A25500CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert J. Boyd hereinafter referred to as Grantors, hereby transfers and conveys to Alaa T. Mankarious and Triza M. Tawfik, husband and wife, hereinafter referred to as Grantees, 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. 255 on the Plan of the Final Plat of Pinnacle Pointe Subdivision, Phase Five of record in Book 8250, Page 842, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert J. Boyd by Warranty Deed from Charles W. Stadler and wife, Vicki J. Oliver, now Stadler of record in Instrument No. 20020826-0102653, Register's Office for Davidson County, Tennessee dated August 15, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 8250, Page 842, Register's Office of said County.

Restrictions of record in Book 7032, Page 733, Book 7067, Page 739, and Book 10097, Page 390, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1309 Gannett Peak, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 23rd day of May, 2007.

Robert J. Boyd

Robert J. Boyd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Robert J. Boyd, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/25/2007.

Witness my hand and official seal this 25th day of May, 2007.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

RETURN TO:
[illegible]
1896 [illegible]
[illegible], TN 37[illegible]

270500535