SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/07 14:19 2 pgs
Fees:13.00 Taxes:562.40

20070620-0073792

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2007

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

rt3260

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ezzat M Farag and Hanan E Atia	NEW OWNER	135-10-0-C 081.00 CO
(NAME)	(NAME)	
3109 Deercreek Trail South		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, US Bank, N.A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Ezzat M Farag and wife ~~and~~ Hanan E Atia , AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Final Plat of Ransom Park, Section Four of record in Instrument No. 20040323-0032419, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jerry E. McFarland and wife Debra Jane McFarland by Warranty Deed from Fischer & Ford Group, LLC dated July 19, 2005 and recorded July 20, 2005 in Instrument Number 20050720-0084432, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to US Bank, N.A. as Trustee by Trustee's Deed from Priority Trustee Services of TN, LLC as substitute trustee, dated March 15, 2007, recorded March 27, 2007, of record in Instrument No. 200703270036479, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

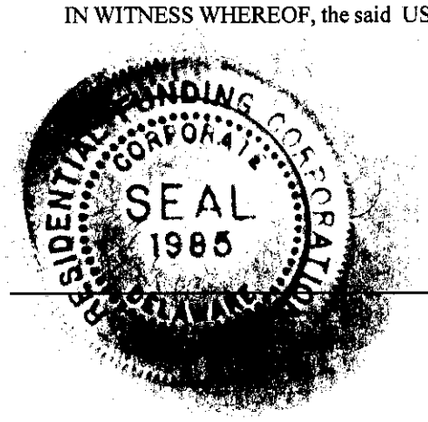
unimproved ☐
This is improved ☒ property, known as 3109 Deercreek Trail South Nashville 37217

(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Ezzat M Farag and Hanan E Atia, and his/her/their assigns, forever.

Said US Bank, N.A. as Trustee., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said US Bank, N.A. as Trustee., has executed this deed this 30th day of May, 2007



US Bank, N.A. as Trustee by Residential Funding Company LLC fka Residential Funding Corporation, Attorney in Fact

By Jeannette Berkshire
Vice President

STATE OF ~~CALIFORNIA~~ Texas

COUNTY OF ~~SAN DIEGO~~ Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jeannette Berkshire, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP of Residential Funding Company, LLC fka Residential Funding Corporation, the Attorney in Fact of said US Bank, N.A. as Trustee., the within named bargainor, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 200609010108523 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 30th day of May, 2007

Notary Public

My Commission expires: 2/27/11

MARVIN HENKES
Notary Public, State of Texas
My Commission Expires
February 27, 2011

~~RETURN TO:~~

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT3260

RETURN TO:
Homeland Title, LLC
1896 [illegible] Station Dr.
Franklin, TN 37067