Davidson County DEEDWARR
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Fees:13.00 Taxes:495.80
20070727-0089477

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214
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WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of July, 2007, by and between Salvador H Rosas and Teresa D Diaz, husband and wife, party of the first part, and Fady Yagop and Wafaa A Mekhael, husband and wife , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No 23 on Plan of Secton One, Lake Towne Park, of record in Plat Book 6250, Page 818, Register's Office for said

Being all or part of the same property conveyed to Salvador H. Rosas and wife, Teresa D. Diaz by virtue of that certain Quit Claim Deed dated June 1, 2006, at Instrument No. 20060602-0065287, being previously conveyed to Salvador H. Rosas, dated March 28, 2000 of record in Instrument No. 20000330-00031855, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 6784, Page 334 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Salvador H Rosas

Salvador H Rosas

Teresa D Diaz

Teresa D Diaz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Salvador H Rosas and Teresa D Diaz, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of July, 2007.

MARIETTA A. MAEGELIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV 24, 2007

My Commission Expires: Nov. 24, 2007

Property Owner & Address:	Fady Yagop and Wafaa A Mekhael 3608 Lake Towne Drive Antioch, TN 37013
Tax Parcel No	15010016900
Property Address:	3608 Lake Towne Drive Antioch, TN 37013
MAIL TAX BILLS TO:	Fady Yagop and Wafaa A Mekhael 3608 Lake Towne Drive **Antioch, TN 37013**
Firm File #:	20070644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $134,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Fady Yagop
AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of July, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

