Davidson County DEEDWARR
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20070904-0105654

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of August, 2007.

Notary Public

My Commission Expires: 2/22/2010

Maryanna Gould
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/22/2010
RUTHERFORD COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville, TN 37211
615-777-2011

RETURN TO:
13659

ADDRESS NEW OWNER(S) AS FOLLOWS:
Roushny Awad and Samia Fahmy

2216 Oak Barrel Lane
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

149-02-0-114.00

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, Vadean B. Digesare hereinafter referred to as Grantors, hereby transfers and conveys to Roushdy Awad and Samia Fahmi,* 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:

* married,

Land in Davidson County, Tennessee, being Lot No. 18 Oakwood Subdivision Phase Three Section One, as shown on plat of record in Plat Book 7900, page 268, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ROY DIGESARE AND WIFE, VADEAN B. DIGESARE by deed from CENTEX REAL ESTATE CORPORATION of record in Book 9394 and Page 937 on 08/16/2007 and filed for record on 07/01/1994, Register's Office for said County. The said Roy Digesare having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900 and Page 268, Register's Office of said County.

Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 7981 and Page 478; Book 8038 and Page 838; Book 8313 and Page 17; Book 9237 and Page 1, Book 9781 and Page 987; Book 10650 and Page 785, Register's Office for Davidson County, Tennesse.

Easement(s) as shown of record in Book 6269 and Page 197; Book 6298 and Page 582, Register's Office for DAVIDSON County.

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 2216 Oak Barrel Lane, 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 27th day of August, 2007.

Vadean B Digesare
Vadean B. Digesare

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Vadean B. Digesare, 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 and official seal this 27th day of August, 2007.

Notary Public

My Commission Expires: 11/6/08

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

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