Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/01/07 10:29 2 pgs
Fees:13.00 Taxes:499.50
20071001-0116345

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Ashley Neese
Affiant

Subscribed and sworn to before me, this 28th day of September 2007.

Connie Hooper
Notary Public
My commission expires: 3-31-09

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Mohsen Agaybi	Bank of America	150-09-0A-169.00 CO
3503 Calais Circle	9000 Southside Blvd	
Antioch, TN 37013	Jacksonville, FL 32256	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jose R. Ramirez and wife Liliana Ramirez,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mohsen Agaybi and wife, Irene Abdelshaheed,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 331, SECTION 10, FOREST VIEW PARK, as shown on plat of record in Plat Book 7900, Page 356, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jose R. Ramirez and wife, Liliana Ramirez by Warranty Deed from Philip B. Rose and Tonya M. Rose, husband and wife, recorded on the 25th day of September, 2000 in Instrument No. 20000925-0095021, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. 2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 10, FOREST VIEW PARK, as recorded in Plat Book 7900, Page(s) 356, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 3) Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7075, Page 790, Book 7079, Page 472, Book 8550, Page 755 and Book 9029, Page 978, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 4) Easement for Sanitary Sewer, recorded in Book 9190, Page 528. 5) Easement for Water Main, recorded in Book 9190, Page 532. 6) Easement recorded in Book 2244, Page 13, Book 3463, Page 126 and Book 3852, Page 679. 7) Deed to Homeowners Association for common areas recorded in Book 8794, Page 151. All of record in the registers office for Davidson County, Tennessee.

This property is improved property known as 3503 Calais Circle, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 28th day of September, 2007.

Jose R. Ramirez

Liliana Ramirez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jose R. Ramirez and Liliana Ramirez**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 28th day of September, 2007.

Notary Public

My Commission expires: _____

FILE NO: TN2007090565

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010