Davidson County DEEDWARR
Recvd: 10/15/07 13:22 2 pgs
Fees:13.00 Taxes:1073.00

20071015-0122059

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-07900332

WARRANTY DEED

TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11 **day of October, 2007**

Notary Public

MY COMMISSION EXPIRES: 8/16/08

MY COMMISSION EXPIRES: ~~8-16-08~~

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fadi J. BouSamra	**Taylor, Bean & Whitaker**	**147-05-0-051.00**
356 Wauford Drive	**101 NE 2nd Street**	
Nashville, TN 37211	**Ocala, FL 34470-1109**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Antoine BouSamra and wife, Patti C. BouSamra

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fadi J. BouSamra, an unmarried man

HEREINAFTER CALLED THE 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. 549 on the Plan of Section Eight, Caldwell Hall, as shown on plat of record in Book 3106, page 39, as amended in Book 4914, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 549, which is a corner lot, fronts 118.44 feet on the Northeasterly margin of Wauford Drive and fronts 100.00 feet on the Southeasterly margin of West Longdale Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 116.90 feet on the Northeasterly line and 114.90 feet on the Southeasterly line to a point of intersection.

Being the same property conveyed to Antoine BouSamra and wife, Patti C. BouSamra, by Cash Deed from Alphonso Jackson, acting Secretary of Housing and Urban Development, of Washington, D.C., dated 5-13-05 and recorded 5-17-05 in Instrument No. 20050517-0055500, Register's Office for Davidson County, Tennessee.

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.

Unimproved ( )
This is improved (X) property known as **356 Wauford Drive, Nashville, TN 37211**
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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 16th day of October, 2007.

Antoine BouSamra

Patti C. BouSamra

STATE OF Missouri
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Antoine BouSamra and wife Patti C. BouSamra the bargainor(s) 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 18 day of October, 2007.

Commission Expires: Aug 13, 2011

Notary Public

DENISE SANFORD
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: Aug. 13, 2011
07387030