Davidson County DEEDWARR
Recvd: 10/19/07 15:35 2 pgs
Fees:13.00 Taxes:703.74

20071019-0124397

WARRANTY DEED

P-07-936

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,200.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2007.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elmer I. Neito Giron	SunTrust Mortgage, Inc.	
936 Blue Mountain Lane (ADDRESS)	201 4th Ave. N. 7th Floor (NAME) (ADDRESS)	135-14-0A-189.00 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MADGI A. REZKALLAH AND WIFE, GANET S. MOUSA, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ELMER I. NEITO GIRON AND MARIANELA BAIRES PORTILLO, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that 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. 189 on the Plan of Pinnacle Pointe Subdivision, Phase IV of record in Plat Book 6900, Page 524, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Madgi A. Rezkallah and wife, Ganet S. Mousa, by Warranty Deed and Irrevocable Durable Power of Attorney, from Stanley C. Kania and wife, Dana M. Kania, of record in Instrument No. 20000517-0049705, Register's Office for Davidson County, Tennessee, dated April 2, 2000.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 936 Blue Mountain Lane, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 28th day of September, 2007.

Magdi Rezkallah

Magdi/Rezkallah

Ganet Mousa

Mousa/Ganet/ Ganet S. Mousa

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MagdiA. Rezkallah ** ! the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

**and Ganet S. Mousa

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

Connie Hooper

Notary Public

My Commission Expires: 2/24/09

(SEAL)

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

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800