Davidson County DEEDWARR
Recvd: 11/28/07 08:33 2 pgs
Fees:13.00 Taxes:314.50

20071128-0137882

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

Notary Seal present, but could not be reproduced

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 21st day of November, 2007

Notary Public

My Commission Expires JULY 22, 2009 MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fadi Kanaan	**Countrywide Bank**	**13501008100**
306 Ladybird Dr.	**750 Old Hickory #180**	
Nashville, TN 37217	**Brentwood, TN 37027**	

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,

Hatem Ibrahim, a single man

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

Fadi Kanaan and wife, Manal F. Kanaan

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:

Property being known as 306 Ladybird Dr. Nashville, TN 37217 and being described as follows: Being Lot No. 104, on the Plan of Town Park Estates. of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia A. Osborn by deed from Herbert R. Judkins dated 05/20/03 and recorded on 05/20/03 of record in 10954, 653, said Register's Office for Davidson County, Tennessee and furthur conveyed to John W. Ellis in Instrument # 200206250075836 .

Being the same property conveyed to Hatem Ibrahim by Warranty Deed from John W. Ellis dated May 13, 2003 and recorded on May 20, 2003 in Instrument #20030520-0068833 in Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **306 Ladybird Dr., Nashville, TN 37217**
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 21st day of November, 2007.

Hatem Ibrahim

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 **Hatem Ibrahim** 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 at Nashville, Tennessee, this 21st day of November, 2007.

Notary Seal present but could not be reproduced.

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: _____

Notary Public

Bill Garrett
Davidson County Register of Deeds

My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared _____
and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this _____ day of November, 2007.

My commission expires:_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of November, 2007, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this _____ day of November, 2007.

My commission expires:_____ _____

Notary Public