Send Tax Statements To:
New Owner

This Instrument Prepared By:
Tri-Star Title Co., LLC
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owners:
Fady & Teriz Fahmy
2649 Oak Forest Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map 149-03, Group A, Parcel 86.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Davidson County DEEDWARR
Recvd: 12/20/07 13:00 2 pgs
Fees:13.00 Taxes:525.40

20071220-0146146

WARRANTY DEED

FOR AND IN COSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **KHAMTANH PHENGNOI, a single person and AMPHONE PHENGNOI, a single person,** have this day bargained and sold and does hereby transfer and convey unto **FADY FAHMY and wife, TERIZ FAHMY,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Chelsea Village Addition, Section Three, as of record in Plan Book 9700, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Khamtanh Phengnoi and Amphone Phengnoi, by deed from Butler Builders, LLC, dated April 26, 1996, appearing of record in Book 10036, page 535, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to declaration of covenants, restrictions and conditions of record in Book 9429, page 747, Book 9764, page 334, Book 9858, page 38, Book 9988, page 743 and in Book 10117, page 532; to the by-laws of record in Book 9429, page 747 and in Book 9503, page 493; to the Quitclaim Deed to the Home Owners Association of record in Book 9991, page 914; and to all easements, restrictive covenants and conditions, and other matters of record in Plan Book 9700, page 45, all of record in the Register's Office for Davidson County, Tennessee.

THIS is improved property know as 2649 Oak Forest Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered; except for the lien of the 2007 real property taxes, which taxes have been prorated between the parties herein, and paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 11th day of December, 2007.

KHAMTANH PHENGNOI **AMPHONE PHENGNOI**

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, **KHAMTANH PHENGNOI and AMPHONE PHENGNOI,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purpose and who therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 11th day of December, 2007.

HEATHER L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-20-2011

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $142,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Fady Fahmy
AFFIANT

SWORN to and subscribed before me,
this the 11th day of December, 2007.

NOTARY PUBLIC
My Commission Expires: 3/30/2011

HEATHER L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD