SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF January, 2008

Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT4966

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reda Abdo and Heba Keliny	SAME	108-04-0-B-033.00-CO
(NAME)	(NAME)	
3420 White Pine Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A., as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO* Reda Abdo MARRIED and Heba Keliny* MARRIED, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP * HUSBAND AND WIFE AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, 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. 33 on the Final Plat of White Pines Estates, A Residential Planned Unit Development of record at Instrument No. 200007130069319, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Sharon L. Hedrick and husband Ronald Hedrick by Warranty Deed from Jack Williams Construction Co., Inc. dated February 12, 2001 and recorded on March 6, 2001 in Instrument No. 20010306-0021181, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. as Trustee by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated November 8, 2007, recorded December 4, 2007, of record in Instrument No. 200712040140340, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

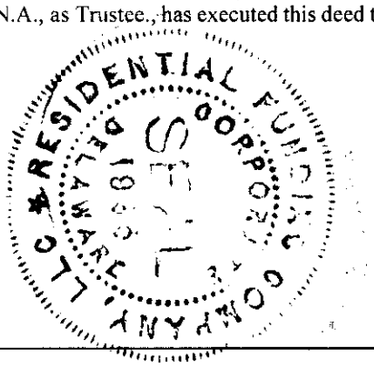
unimproved ☐
This is improved ☒ property, known as 3420 White Pine Drive Nashville 37214
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Reda Abdo and Heba Keliny, and his/her/their assigns, forever.

Said The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A., as Trustee., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 01/30/08 11:22 2 pgs
Fees:13.00 Taxes:521.70
20080130-0009526

IN WITNESS WHEREOF, the said The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A., as Trustee., has executed this deed this 14th day of January, 2008



The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A., as Trustee by Residential Funding Company LLC f/k/a Residential Funding Corporation, Attorney in Fact

Patrick McClain

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Patrick McClain, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP of Residential Funding Company LLC f/k/a Residential Funding Corporation, the Attorney in Fact of said The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A., as Trustee., the within named bargainor, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 200204150046166of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 14th day of January, 2008

E Evelyn Brown
Notary Public

My Commission expires: 11-02-11

E. EVELYN BROWN
Notary Public, State of Texas
My Commission Expires
November 02, 2011

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT4966