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 $161,000.00

Paula Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2008

Elaine Eversmeyer
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

RT6035

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nabil Khalil and Samya Ayad	Peoples Home Equity	176-05-0 073.00
(NAME)	(NAME)	
201 Hickory Way Court	4300 Sidco Drive	
(ADDRESS)	(ADDRESS)	
	Ste 200	Loan #
Antioch TN 37013	Nashville, TN 37204	2008040730/
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	kahill

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 JPMorgan Chase Bank N.A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Nabil Khalil and Samya Ayad, 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:

Being Lot Number 35 on the Plan of Final Plat, Hickory Woods, Section B, of record in Plat Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sam Abualrob, a single man, by Warranty Deed from Jamal Kader, unmarried, dated July 2, 1999 and recorded July 12, 1999 in Book 11568, Page 879, Register's Office for Davidson County, Tennessee, (See Scriveners Affidavit of Correction dated March 5, 2008 and recorded March 11, 2008 in Instrument Number 20080311-0024184, Register's Office for Davidson County, Tennessee, wherein Grantee's names were corrected to read Hussam M. Abualrob a/k/a Hussam Abdualrob), AND;

Being the same property conveyed to The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated February 21, 2008 and recorded February 28, 2008 in Instrument Number 20080228-0019675, Register's Office for 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 201 Hickory Way Court (House Number, (Street)) Antioch (City or Town) 37013 (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 Nabil Khalil and Samya Ayad, and his/her/their assigns, forever.

Said The Bank of New York Trust Company, N.A. as successor to JPMorgan 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: 05/02/08 13:57 2 pgs
Fees:13.00 Taxes:595.70

20080502-0045318

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

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

By

Paul LaRosa
Processing Management
Asst. Junior Officer

STATE OF Connecticut

COUNTY OF Hartford

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared PAUL LaROSA, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PROC MAN ASST SO 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 JPMorgan Chase Bank N.A. as Trustee., the within named bargainor, and that he/she as such PMASO, 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 20020415-0046166 of record in Register's Office for Davidson County, Tennessee.

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

Notary Public

My Commission expires:

DENISE ANTUNES
NOTARY PUBLIC
State of Connecticut
My Commission Expires
June 30, 2009

RETURN TO:

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

RT6035