THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
Platinum Mortgage, Inc.
103 Spenryn Drive, Suite B
Madison, AL 35758

MAP PARCEL NUMBERS
Map & Parcel No. 122 01 0A 277.00

Davidson County DEEDWARR
Recvd: 06/10/08 10:05 2 pgs
Fees:13.00 Taxes:554.63

20080610-0059594

WARRANTY DEED

THIS INDENTURE, made and entered into this 6th day of June, **2008**, by and between **Jose Colon and Krystal Colon, husband and wife**, party of the first part, and **Charbal Yousef**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$149,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 52 on the Plan of Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Boundary Plat in Instrument No. 20000713-0069314 and Plat of record in No. 20001011-0101044, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jose Colon, unmarried, by deed from LaShawn Jones, unmarried woman, of record in Instrument No. 20050607-0064894, Register's Office, Davidson County, Tennessee, dated 5/27/05 and recorded 6/7/05. BEING further conveyed to Jose Colon and wife, Krystal Colon by Quitclaim Deed from Jose Colon of record in Instrument No. 20070727-0089426, Register's Office, Davidson County, Tennessee, dated 7/16/07 and recorded 7/27/07.

The above referenced property is also known as 3 Fawn Creek Pass, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Instrument No. 20000713-0069314 and Instrument No. 20001011-0101044; Restrictive Covenants of record in Instrument No. 20000711-0068562, 20000607-0056981; Landscape Agreement as shown of record in Instrument No. 20000612-0058346; Easement of record in Book 8332, page 982; and Charter of HOA of record in Instrument No. 20001013-0102000; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jose Colon

Krystal Colon

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jose Colon and Krystal Colon, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 6th day of June, **2008.**

My commission expires 7/24/2010

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$149,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of June, **2008**.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

PROPERTY ADDRESS:
3 Fawn Creek Pass
Nashville, TN 37214

Name and Address of New Owner:
Charbal Youseff
3 Fawn Creek Pass
Nashville TN 37214

EDWARD B. BALDWIN, III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON