WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/08 10:32 2 pg
Fees:13.00 Taxes:582.75

20080708-0070088

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $157,500.00.

Affiant

Subscribed and sworn to before me this 3rd day of July, 2008.

Notary Public
My Commission expires: 10/28/09
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Adel Ayaad	New Owner	062-02-0-A-247.00CO
2936 Riverbend Drive		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The 2936 Riverbend Dr. Trust, First Jordan, LLC, as trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adel Ayaad and Nahed Gergis***, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*HUSBAND AND WIFE,

Being Lot No. 239 on the plan of Final Plat of River Trace Estates, Phase 1, Section 4 and 5, of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The 2936 Riverbend Dr. Trust, First Jordan, LLC, as trustee, by deed from Vincent J. Trigili and Kristi J. Trigili, on February 10, 2007, of record in Instrument Number 20070226-0023873, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 9700, page 409, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6851, page 370; and Book 6982, page 747 Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6851, page 390, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2936 Riverbend Drive, Nashville, TN 37214**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 July 03, 2008.

First Jordan, LLC

By William D. Lain

STATE OF TENNESSEE

COUNTY OF Robertson

On this 3rd day of July, 2008, before me, appeared William D. Lain to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of First Jordan, LLC and that the seal affixed to said instrument is the corporate seal of said corporation (or limited liability corporation), and that said instrument was signed and sealed in behalf of said corporation (or limited liability corporation) by authority of its Board of Directors (or Trustees) and said William D. Lain acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/28/09

