Davidson County DEEDWARR
Recvd: 07/21/08 10:37 2 pgs
Fees:13.00 Taxes:451.40
20080721-0074353

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of July, 2008 by and between **SunTrust Mortgage, Inc.** party of the first part, and **Waheed Guirguis and Mariet Guirguis** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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 the County of Davidson, Tennessee:

Lot 78, on The Plan of Section One, Lakewalk, as shown on plat of record at Instrument No. 20050128-0010429, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20080130-0009489, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtnances 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 part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines and Easements and other matters of record, including at Instrument No. 20050128-0010429; Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20050127-0010145; Charter of record at Instrument No. 20050125-0009336 and By-Laws of record at Instrument No. 20050128-0010524, all in the Register's Office of Davidson County, Tennessee; year 2008 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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.

SunTrust Mortgage, Inc.

By: _____
Printed Name: Wayne Machol
Title: Vice President

STATE OF Virginia
~~**COUNTY**~~ **OF** Richmond City

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Wayne A Macho, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of **SunTrust Mortgage, Inc.**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **SunTrust Mortgage, Inc.**

WITNESS my hand, at office, ~~this~~ 8th day of July, 2008.

_____
Notary Public

Commission Expiration: _____

TERRI LYNN MILLER
Notary Public
Commonwealth of Virginia
7187151
My Commission Expires Feb 29, 2012

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120

PROPERTY ADDRESS:
1069 Lakewalk Drive
Antioch, TN 37013

PARCEL ID NUMBER: 164-8B-27.00CO

PROPERTY OWNER AND ADDRESS:
Unknown Currently
1069 Lakewalk Dr
Antioch, TN 37013

MAIL TAX BILLS TO:
New Owner

State of Tennessee
County of Williamson

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 $122,000.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant _____

Subscribed and sworn before me this 17 day of July, 2008.

_____
Notary Public

SANDY MEYER
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

Commission expiration: 7/8/2012

This deed is prepared with information provided by First American Title Insurance Company
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