Davidson County DEEDWARR
Recvd: 08/29/08 11:48 1 pg
Fees:13.00 Taxes:706.70

20080829-0088945

WARRANTY DEED

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

ATTALLA-H08143

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

X Magdy Attalla 8-27-08
Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES:
~~My Commission Expires:~~
Aug. 22, 2011

THIS INSTRUMENT WAS PREPARED BY:
Property Title and Escrow, Inc.
113 Hazel Path, Suite 1
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magdy N. Attalla and wife, Nagla A. Attalla	Wells Fargo Bank, NA	062.02-0A-298.00
(NAME)	(NAME)	
3269 Cain Harbor Drive	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Minneapolis, MN 55467-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KELLY LYN FRADY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MAGDY N. ATTALLA AND WIFE, NAGLA A. ATTALLA, hereinafter called the Grantee(s), their heirs and assigns, 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. 263 on the plan of River Trace Estates, Phase 2, Section 6, of record in Instrument No.# 20010605-0058138, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Scott Frady and wife, Kelly Lyn Frady by Deed from James C. Sanders, Jr. and wife, Pamela C. Sanders of record in Inst # 200410290130071 recorded October 29, 2004, Register's Office for Davidson County, Tennessee. Further conveyed to Kelly Lyn Frady by Deed of record in Instrument # 20080825-0086987, recorded August 25, 2008, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3269 Cain Harbor Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 27th day of August, 2008.

Kelly Lyn Frady

Kelly Lyn Frady

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named Kelly Lyn Frady, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 2008.

My Commission Expires:

My Commission Expires:
Aug. 22, 2011

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public