RECORD & RETURN TO
AFFORDABLE CLOSINGS
211 DONELSON PIKE
SUITE 213
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 09/02/08 15:17 2 pg
Fees:13.00 Taxes:584.60

20080902-0089852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 22ND DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-24-09

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Germeen Barsoum and Refaat Bishara	Germeen Barsoum (NAME)	135-10-0-C-156
2857 Evergreen Ridge Pt. (ADDRESS)	2857 Evergreen Ridge Point (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we American Eagle Construction, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Germeen Barsoum and Refaat Bishara, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT NO. II
BEING ALL OF LOT NOS. 131, 132, AND 133, FINAL PLAT, SECTION SIX, RANSOM PARK, AS SHOWN BY PLAT AND SURVEY OF RECORD IN INSTRUMENT NO. 20041118-0138645, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO AMERICAN EAGLE CONSTRUCTION, LLC BY DEED FROM GENERAL CONSTRUCTION COMPANY, INC., DATED MAY 25, 2006 IN INSTRUMENT NO. 20060530-0062642, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2857 Evergreen Ridge Point, Nashville, TN 37217
(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 22nd day of August, 2008.

American Eagle Construction

BY: Waleed Mahmoud

Waleed Mahmoud, Chief Manager

STATE OF Tennessee

COUNTY OF Davidson

WARRANTY DEED

(Continued)

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Waleed Mahmoud, Chief Manager, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Chief Manager of the American Eagle Construction, LLC a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of August, 2008.

Connie Hooper

Connie Hooper

My Commission Expires: 2/24/2009

(SEAL)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

RETURN TO:
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214