WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/08 09:30 2 pg
Fees:13.00 Taxes:536.50
20081006-0101127

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$145,000.00**

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2008.

Notary Public

My commission expires: 5/8/2011
(AFFIX SEAL)

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hanaa Abadeer **Maged Yousef**	New Owner	**Map 149-07-0-A Parcel 101.00co**
752 Dover Glen Drive		
Antioch, Tennessee 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marigold C. Echem and Ernesto B. Echem, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hanaa Abadeer and Maged Yousef, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 101 on the Plan of Chelsea Village, Section 1, a Planned Unit Development, of record in Plat Book 7900, Pages 119, 120, and 121, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marigold C. Echem, a married person, by Deed from Jerry Butler, of record in Book 9673, Page 742, Register's Office for Davidson County, Tennessee.

Ernesto B. Echem, spouse of the above named Marigold C. Echem, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8082, Page 329, Addendum in Book 8083, Page 386, and amended in Book 8842, Page 434, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **752 Dover Glen Drive, Antioch, Tennessee 37013**

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 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 **30th** day of **September, 2008.**

Marigold C. Echem

Ernesto B. Echem

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Marigold C. Echem and Ernesto B. Echem,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2008.**

Notary Public

My Commission Expires: 3/22/09

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.