WARRANTY DEED

P-08-2404

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

Subscribed and sworn to before me this 13th DAY OF November, 2008.

Notary Public

MY COMMISSION EXPIRES:

5/8/2011 (AFFIX SEAL)

ROBIN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa Habachi	Countrywide Bank, FSB	
2404 Scott Valley Drive (ADDRESS)	801 Crescent Centre Drive, #510 (NAME) (ADDRESS)	149-03-0C-004.00 CO
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BOBBY RAY COX AND WIFE JAALA DAWN COX, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THERESA HABACHI AND SAMEH SIDHOM, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot No. Unit No. 19A on the Plan of Horizontal Property Regime/Private Element Plat, Lot 19 & 20, Edge-O-Lake Villa of record in Plat Book 5200, Page 664 and amended in Instrument No. 20010330-0030777, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bobby Ray Cox and Jaala Dawn Cox by Warranty Deed from Steve J. Mortillaro, Jr., unmarried of record in Instrument No. 20030114-0005506, in the Register's Office for Davidson County, Tennessee, dated December 30, 2002.

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

unimproved ( )
This is improved (X) property, known as 2404 Scott Valley Drive, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 11/19/08 08:17 3 pgs
Fees:18.00 Taxes:251.60

20081119-0113848

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 13th day of November, 2008.

Bobby Ray Cox

Jaala Dawn Cox

By Attorney In Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Ray Cox ~~and wife Jaala Dawn Cox~~ the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of November, 2008.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

STATE OF Tennessee

COUNTY OF Davidson

On this the 13 day of November, 2008, before me personally appeared Bobby Ray Cox to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda Dawn Cox, and acknowledged that ~~she~~ he executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 13 day of November, 2008.

Notary Public

My Commission Expires: 2/5/09

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.