Warranty Deed

Davidson County DEEDWARR Recvd: 12/22/08 10:25 2 pgs Fees:13.00 Taxes:777.00 20081222-0121766	STATE OF TENNESSEE COUNTY OF _____ The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Affiant Subscribed and sworn to before me, this the 18th day of December, 2008. Notary Public My commission expires: 3-20-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Magdy Girgis Hala Girgis	Countrywide Bank, FSB	Map: 181-1-A
512 Cinnamon Place	3011 Armory Drive, Suite 120	Parcel: 174 CO
Nashville, TN 37211	Nashville, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUSTIN GRANT WOOD AND WIFE, JACQUELINE F. WOOD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAGDY GIRGIS AND WIFE, HALA GIRGIS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 95 on the Plan of Section Five, Sugar Valley, a Planned Unit Development, of record in Instrument No. 20001204-0118880, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Justin Grant Wood and wife, Jacqueline F. Wood by deed from W. Travis Abercrombie and wife, Caci Lynn Abercrombie F/K/A Caci Lynn Riddle, of record in Instrument No. 20040707-0080326, Register's Office for Davidson County, Tennessee, dated June 29, 2004; and correction of scrivener's errors in the derivation of record in Instrument No. 20041116-0137276, said Register's Office, recorded November 16, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 512 Cinnamon Place, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of December, 2008.

Justin Grant Wood

Jacqueline F. Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Grant Wood and Jacqueline F. Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of December, 2008.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067