Return To:
First National Financial Title Svcs
5034 Thoroughbred Lane Suite C
Brentwood, TN 37027 N15769

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N15769

Davidson County DEEDWARR
Recvd: 01/08/09 10:19 2 pgs
Fees:13.00 Taxes:462.50
20090108-0001976

Property Address:
1445 Priest Shore Bay, Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Denise Beverly, unmarried, and Shanta Shute, unmarried** , hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Inas M. Hanna and husband, Ehab I. Ryad**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 32, on the Plan of Lakewalk, Section Three, as shown by plat of record in Instrument No. 20060124-0009100, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Greenvale Construction, LLC a Tennessee limited liability company, dated April 19, 2007, and recorded April 24, 2007, in the Register's Office for Davidson County, Tennessee, Instrument Number 20070424-0048825.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 29th day of December, 2008.

Denise Beverly by Shanta Shute AIF {Seal}
Denise Beverly by Shanta Shute, Attorney-in-Fact

Shanta Shute {Seal}
Shanta Shute

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of December, 2008, before me personally appeared Shanta Shute, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Denise Beverly as her attorney-in-fact and acknowledged that she executed the same as the free act and deed of said Denise Beverly.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 29th day of December, 2008.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

Sanya L. Arbogast
NOTARY PUBLIC
My Commission Expires: 3-21-09

State of TENNESSEE
County of Davidson

On this the 29th day of December, 2008, before me, the undersigned officer, personally appeared Shanta Shute, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they executed same as their free act and deed.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

Sanya L. Arbogast
Notary Public

My Commission expires: 3-21-09

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 29th of December, 2008.

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

Sanya L. Arbogast
Notary Public

My Commission expires: 3-21-09

Name of Owner and Property Address:
Inas M. Hanna and Ehab I. Ryad
1445 Priest Shore Bay

Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
Inas M. Hanna and Ehab I. Ryad
1445 Priest Shore Bay

Antioch, TN 37013

Tax Parcel ID#: 164-08-0 B 085.00 CO