Send Tax Statements To:
Beshoy Ghabious
2604 Gretchen Ct.
Brentwood, TN 37027

This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
151 Heritage Park Dr., Ste 103
Murfreesboro, TN 37129

Name and Address of New Owner:
Beshoy A. Ghabious
5173 Highlander Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map /Parcel: 163-2-A-34.00

Davidson County DEEDWARR
Recvd: 03/04/09 08:11 2 pgs
Fees:13.00 Taxes:402.93
20090304-0018962

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

WARRANTY DEED

FOR AND IN COSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, the undersigned, **MOHAMED HASSEN AND WIFE, JAMILA J. KURI**, have this day bargained and sold and do hereby transfer and convey unto **BESHOY A. GHABIOUS, MARRIED**, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING all of Lot No. 195, HICKORY HIGHLAND PLACE, SECTION 3, PHASE 1A, according to survey and plat of record in Instrument Number 20031014-0151914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Mohamed Hassen and wife, Jamila J. Kuri by Warranty Deed from Jerry Butler Builders, LLC, dated May 27, 2005, appearing of record in Instrument Number 20050606-0063773, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to Stormwater Detention Agreement of record in Instrument Number 20021114-0141245; Restrictive Covenants of record in Instrument Number 20040109-0003658; and to any and all matters shown on said plat and survey of record in Instrument Number 20031014-0151914; all of said Register's Office.

This is improved property known as 5173 Highlander Drive Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said parcel of real estate, and that we have a good right to convey the same and that it is unencumbered, except for the lien of the 2009 real property taxes, which have been prorated between the parties and are assumed by the Grantees.

We further covenant and bind ourselves, our heirs and assigns to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 27th day of February, 2009.

MOHAMED HASSEN

JAMILA J. KURI

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MOHAMED HASSEN AND JAMILA J. KURI**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this the 27th day of February, 2009.

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 3.21.2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $108,900.00, 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 27th day of February, 2009.

NOTARY PUBLIC
My Commission Expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BONNIE J. CURRY
STATE OF
NOTARY PUBLIC
COUNTY OF

After recording, return to:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027