# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

X Virginia Rios H.

Affiant

Subscribed and sworn to before me, this 21st DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

G-AE-09-301

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Virginia Rios Hernandez | Franklin American Mortgage Company | |
| 301 Verbena Drive | (NAME) 501 Corporate Centre Dr., Ste. 400 | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Franklin, TN 37067 | 133-16-14.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MOHAMMED A. MOSSA MAYAN H. SAID, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VIRGINIA RIOS HERNANDEZ AND HUSBAND, LADISLAO VILLA RIOS, hereinafter called the Grantee(s), 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 35, HIGHVIEW ACRES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 52, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM KHALID RAMADAN TAABUR AND ZAYTON TAABUR, HUSBAND AND WIFE TO MOHAMMED A. MOSSA AND, WIFE MYAN H. SAID AS RECORDED ON THE 3RD DAY OF APRIL, 2009 IN INSTRUMENT NO. 20090403-0030116 AND WARRANTY DEED FROM MOHAMMED A. MOSSA AND WIFE, MYAN H. SAID TO KHALID RAMADAN TAABUR AND ZAYTON TAABUR, HUSBAND AND WIFE AS RECORDED ON THE 17TH DAY OF MARCH, 2009 IN INSTRUMENT NO. 20090317-0024120, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO MOHAMMED A. MOSSA AND WIFE, MYAN H. SAID BY WARRANTY DEED FROM STEVEN DAVIS AND WIFE, DANETTE L. DAVIS DATED OCTOBER 31, 2003, FILED FOR RECORD ON NOVEMBER 21, 2003 IN INSTRUMENT NO. 20031121-0170053, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MYAN H. SAID IS ONE AND THE SAME AS MAYAN H. SAID.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN PLAT BOOK 2331, PAGE 52; EASEMENT FOR AVIGATION OF RECORD IN BOOK 8935, PAGE 354, RE-RECORDED IN BOOK 9304, PAGE 493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved ( X ) property, known as 301 Verbena Drive, Nashville, Tennessee 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090051196 DEEDWARR
Recvd: 07/29/09 14:42 2 pgs
Fees:13.00 Taxes:432.90

20090729-0071046

Witness my/our hand(s) this 21st day of July, 2009.

Mohammed A Mossa

Mohammed A. Mossa

Mayan Said

Mayan H. Said

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohammed A. Mossa and Mayan H. Said, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness ~~my hand and official~~ seal, this the 21st day of July, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)




**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903