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|---|---|
| **SPECIAL WARRANTY DEED** | STATE OF Tennessee<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00<br>Affiant<br>Subscribed and sworn to before me, this 31st DAY OF August, 2009<br>Notary Public<br>MY COMMISSION EXPIRES: 1/18/2010<br>(AFFIX SEAL) |
| R-CRES-09-1051 | |

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

| THIS INSTRUMENT WAS PREPARED BY |
|---|
| Rudy Title and Escrow<br>2012 21st Ave South<br>Nashville, TN 37212 |

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nady Nageb | U.S. Bank N.A. | |
| 1051 Capital Funds Court (ADDRESS) | 3151 Highland Pointe Dr (NAME) (ADDRESS) | |
| Nashville, TN 37217 (CITY) (STATE) (ZIP) | Owensboro, KY 42303 (CITY) (STATE) (ZIP) | 135-10-D-37.00 CO |

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 NEW SOUTH FEDERAL SAVINGS BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NADY NAGEB AND FADWA ANGLY, 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 Unit No. 37, together with the appurtenant interest in the common elements of Villas At Ransom Park, a horizontal property regime established by Master Deed, of record in Instrument No. 20051025-0128829, as amended in Instrument No. 20061002-0121910; and of record in the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Villas at Ransom Park of record at 20080314-0026053, as amended in Instrument No. 20080502-0044959, Register's Office for said County, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Villas at Ransom Park, as amended, to which reference is hereby made for a more complete description and accurate location of said Unit.

Being the same property conveyed to New South Federal Savings Bank by Trustee's Deed from Brooks R. Smith, Trustee, recorded on the 2nd day of June, 2009 in Instrument No. 20090602-0050765, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Instrument No. 20080314-0026053; 20080502-0044959 and 20090821-0078945. Charter of record in 20051025-0128823; Master Deed in Instrument No. 20051025-0128829 and 20061002-0121910; Easement in Instrument No. 20001213-0122751, 20090227-0017297, 20010206-0011474, 20010206-0011475 and 20010724-0078014 and any and all other existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1051 Capital Funds Court, Nashville, Tennessee 37217
(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 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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:T20090064563 DEEDWARR
Recvd: 09/22/09 09:27 2 pgs
Fees:13.00 Taxes:314.50
20090922-0088071

Witness my/our hand(s) this 31st day of August, 2009.

New South Federal Savings Bank

BY: _____
Ray Henderson
its: Vice President

STATE OF ~~Tennessee~~ Alabama
COUNTY OF ~~Davidson~~ Jefferson

On this the 31st day of August, 2009, before me personally appeared Ray Henderson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of New South Federal Savings Bank, the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2009.

Jessica L. Brown
Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 4, 2012

JESSICA L. BROWN NOTARY PUBLIC STATE OF ALABAMA AT LARGE

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