Return: Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027
901089

File Box 30

SPECIAL WARRANTY DEED

R-CWR-09-2873

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this 25th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) SELINA KNIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

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
Rimon Abdou	New Owner (NAME)	
2873 Evergreen Ridge Point (ADDRESS)	(ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	135-10-C-160.00 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 RIMON ABDOU, A Single Person, 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 Lot 136, RANSOM PARK, SECTION SIX, as shown on plat of record in Instrument No. 20041118-0138645, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to New South Federal Savings Bank by Trustee's Deed from Brooks R. Smith, Trustee, recorded on the 12th day of August, 2009 in Instrument No. 20090812-0075958, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters set forth in the plan of record in Instrument No. 20041118-0138645, Restrictions of record in Instrument No. 20000725-0073496, 20011010-0110579; Charter for HOA Instrumetn No. 20081210-0119250; Easement of record in Instrument No. 20001213-0122751 and any and all other existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2873 Evergreen Ridge Point, 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.

Witness my/our hand(s) this 25th day of November, 2009.

New South Federal Savings Bank

BY: Wade Parker
Wade Parker, Vice President

BILL GARRETT, Davidson County
Trans: T20090081342 DEEDWARR
Recvd: 12/02/09 10:46 2 pgs
Fees: 13.00 Taxes: 518.00

20091202-0110184

STATE OF Alabama
COUNTY OF Jefferson

On this the 25th day of November, 2009, before me personally appeared Wade Parker ~~Ray Henderson, Jr.~~, 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 23 day of November, 2009.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 16, 2013

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