SPECIAL WARRANTY DEED

R-CWR-09-2872

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/16/11
(AFFIX SEAL)

KATHERINE MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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
Aymen I. Eskander	Same	
2872 Evergreen Ridge Point (ADDRESS)	(NAME)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	135-10-C-165.00 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 BEAL BANK AS SUCCESSOR IN INTEREST FOR NEW SOUTH FEDERAL SAVINGS BANK , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto AYMEN I. ESKANDER AND NAGWA M. IBRAHIM, HUSBAND AND WIFE , 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 141, 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. 20090812-0075962, in the Register's Office of Davidson County, Tennessee. Beal Bank being the Successor in Insterest to said New South Federal Savings Bank pursuant to the Purchase and Assumption Agreement from FDIC as receiver for New South Federal Savings Bank.

This conveyance is subject to all matters set forth in the plat of record in Instrument No. 20041118-0138645; Restrictions in Instrument No. 20000725-0073496 and 20011010-0110579; Charter of record in Instrument No. 20081210-0119250; Easement 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 2872 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 22nd day of December, 2009.

Beal Bank

BY: _____
Kent Twitchell, Vice President, Beal Service Corporation, acting alone, as its true and lawful Attorney in Fact

BILL GARRETT, Davidson County
Trans: T20090087997 DEEDWARRSP
Recvd: 12/31/09 13:43 2 pgs
Fees: 13.00 Taxes: 582.75

20091231-0119077

STATE OF Alabama
COUNTY OF Jefferson

On this the 22nd day of December, 2009, before me personally appeared Kent Twitchell, Vice President of Beal Service Corporation 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 Beal Bank and who acknowledged he acting alone, as its true and lawful, Attorney in Fact executed the same as the free act and deed of the said Beal Bank.

Witness my hand and official seal, this the 22nd day of December, 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