HEATHER MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

SPECIAL WARRANTY DEED

R-CWR-09-2880

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF January, 2010.

Notary Public

MY COMMISSION EXPIRES: 7/10/11
(AFFIX SEAL)

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
Hoda Guiguis	US Bank NA (NAME)	
2880 Evergreen Ridge Point (ADDRESS)	3100 Olive Street (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	South City, MO 63046 (CITY) (STATE) (ZIP)	135-10-C-163.00 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 ASSIGNEE OF THE FDIC AS RECEIVER FOR NEW SOUTH FSB, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HODA GUIGUIS AND THARWAT GUIGUIS husband & 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 139, 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 Interest 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 on Plat of record in Instrument No. 20041118-0138645; Restrictions in Instrument No. 20000725-0073496 and 20011010-0110579; Charter of HOA in Instrument 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 2880 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 28th day of January, 2010.

Beal Bank

BY: _____

Kent Twitchell
Its Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20100008346 DEEDWARRSP
Recvd: 02/10/10 13:12 2 pgs
Fees:13.00 Taxes:547.60
20100210-0010493

BEAL BANK CORPORATE SEAL

STATE OF Texas
COUNTY OF Collin

On this the _____ day of January, 2010, before me personally appeared Kent Twitwell, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Atty-In-Fact of Beal Bank as Assignee of the FDIC as receiver for New South FSB, the within named bargainor, a corporation, and that he/she as such Atty-In-Fact executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the _____ day of January, 2010.

Jennifer Carol Moore
Notary Public

My Commission Expires:

JENNIFER CAROL MOORE NOTARY PUBLIC STATE OF TEXAS EXPIRES 05-13-2012

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