BILL GARRETT, Davidson County
Trans:T20100030795 DEEDWARRSP
Recvd: 05/21/10 13:36 2 pgs
Fees:13.00 Taxes:551.33

20100521-0039398

SPECIAL WARRANTY DEED

G-USB-10-2852

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,007.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Shafik Shafik	US Bank, N.A.	
2852 Evergreen Ridge Point (ADDRESS)	3180 Rider Trail South (NAME) (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Earth City, MO 63045 (CITY) (STATE) (ZIP)	135-10-C-170.00 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 , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHAFIK SHAFIK AND WIFE, NADIA NASEFF, 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 146, 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 the same property conveyed to Beal Bank by Quitclaim Deed from FDIC as Receiver for New South Federal Savings Bank dated March 22, 2010, filed for record on _____ in Instrument No. 20100521-0039397, Register's Office for Davidson County, Tennessee. Further 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 County taxes for the year 2010 and subsequent years; Plat of record in Instrument No. 20041118-0138645; Restictions of record in Instrument No. 20000725-0073496, Instrument No. 20011010-0110579; Charter of record 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 2852 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 day of , .

Beal Bank as ~~Assignee of the FDIC as Receiver for New South Federal Savings Bank~~

BY: _____
Kent Twitchell

Kent Twitchell
Its Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Texas
Collin

On this the _____ day of _____, 2010, before me personally appeared Kent Twitchell, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Atty InFact of Beal Bank ~~as Assignee of the FDIC as Receiver for New South Federal Savings Bank~~, the within named bargainor, and that he as such Atty InFact executed the foregoing instrument for the purpose therein contained. ***

Witness my hand and official seal, this the .

Jennifer Carol Moore
Notary Public

My Commission Expires: 05/13/12

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

*** Said Limited Power of Attorney filed for record in Instrument No. 20100412-0027434, Register's Office for Davidson County, Tennessee.