File Box 24

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Kim C. Strouse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF February, 19 87.

Patricia L. Clark
Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Judith Linn Strouse (NAME) | Home Savings of America, F.A. (NAME) | 135-16-A |
| 2408 Ravine Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 7075 (STREET ADDRESS) | PAR. 25CO |
| Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP) | Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Akbar K. Arab and Mohammad Arab BOOK 7139 PAGE 677

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judith Linn Strouse and husband, Kim C. Strouse

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 41 on the Plan of Subdivision for Tracts 8, 9 & 10 of Nashboro Village, as of record in Plat Book 5200, Pages 186, 187, 188, 189, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Akbar K. Arab and Mohammad Arab a/k/a M. K. Arab d/b/a Arab Builders, a partnership, by deed from 2250 Associates, a Tennessee Joint Venture of record in Book 7118, Page 492, Register's Office, Davidson County, Tennessee.

THIS property is commonly known as 2408 Ravine Drive, Nashville, Tennessee 37217.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 4827, Page 14; Supplemental of record in Book 5465, Page 561 and as amended in Book 5588, Page 429, Register's Office, Davidson County, Tennessee.

This conveyance is subject to utility & drainage easement and building setback line of record in Book 5200, Pages 186, 187, 188, 189, said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 2408 Ravine Drive, (House Number) (Street) Nashville, TN. 37217 (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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 13th day of February, 19 87

Akbar K. Arab

Mohammad Arab

81/02/20

1485

STATE OF TENNESSEE }
_____ COUNTY }

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Personally appeared before me, _____
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

_____
Notary Public

_____ STATE OF TENNESSEE }
Davidson COUNTY }

(AFFIX SEAL)

Personally appeared before me, Akbar K. Arab and Mohammad Arab a/k/a M. K. Arab d/b/a
(Name of officer) (Offical capacity of officer)

Arab Builders, a partnership

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __they__ executed the within instrument for the purposes therein contained, and who further acknowledged that __they__ are the

Partners
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 13th day of February 19 87.

My Commission Expires May 13, 1989

Patricia L. Clark
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Akbar K. Arab
Mohammad Arab

TO
Judith Linn Strouse
Kim C. Strouse

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

9.46 8.1

IDENTIFICATION REFERENCE

FEB 18 10 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

150[illegible] .[illegible]0- CMT.
400.00 COTAX
.50 PRFEE
2.00 MISC
CHK # 486.50-
[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:46 8:1-

IDENTIFI REFERENCE

FEB 18 10 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 46823