6006
99-980478-1

BOOK 7975 PAGE 130 Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Abunasar M. S. Shahidain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 1989

Rhonda J. Patterson
Notary Public

MY COMMISSION EXPIRES: 9-25-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abunasar M. S. Shahidain (NAME)	Fidelity Federal Savings & Loan (NAME)	016-204.00
7012 Lama Terra Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Goodlettsville, Tennessee 370[illegible] (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Edwin Lee Nix, Sr., and wife, Ira M. Nix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abunasar M. S. Shahidain and wife, Shahnaz Shahidain

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:

Land in Davison County, Tennessee, being Lot 24 on the Plan of Ridgeview Estates, Section II, Phase II, of record in Book 6200, page 692, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 106.53 feet on the southwesterly side of Lama Terra Court and runs back 498.66 feet on the northwesterly lot line and 494.97 feet on the southeasterly lot line to a line in the rear which measures 128.95 feet thereon.

Being the same property conveyed to Edwin Lee Nix, Sr. by deed from Lama Terra Ltd., a Tennessee Limited Partnership as of record in Book 7548, page 111, said Register's Office.

This conveyance is made subject to:
The Plan of record in Book 6200, page 692, corrected in Book 7495, page 740, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines.
Restrictions contained in instrument of record in Book 7104, page 593, Book 7484, page 166, corrective Restrictions 7527, page 949, said Register's Office.
Surveyors Certificate of Correction changing Street Name Ridgeview Court to Ridgrunner Court of record in Book 7495, page 740, said Register's Office.
Deed of conveyance by The Metropolitan Government of Nashville and Davidson County, Department of Water and Dewerage Services to serve Ridgview Estates Section 2 of record in Book 7681, page 591, and Book 7893, page 349, said Register's Office. (See Reverse Side)

This is unimproved (XX) improved ( ) property, known as 7012 Lama Terra Court, Goodlettsville, Tennessee 37072
(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 seised 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 his hand this 31st day of October, 19 89

Edwin Lee Nix, Sr. Edwin Lee Nix Ira M. Nix Ira M. Nix

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin Lee Nix, Sr., and wife, Ira M. Nix

the bargainors, 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.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1989.

Rhonda J. Untenwolf
Notary Public

Commission Expires 9-25-93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Edwin Lee Nix, Sr., and wife,
Ira M. Nix

TO
Abunasar M. S. Shahidain and wife,
Shahnaz Shahidain

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(continuation)
Restrictions of record in Book 4766, page 211, said Register's Office.
Easement for drainage ditch of record in Book 535, page 130, said Register's Office.
Right of way deed of record in Book 2454, page 567, said Register's Office.

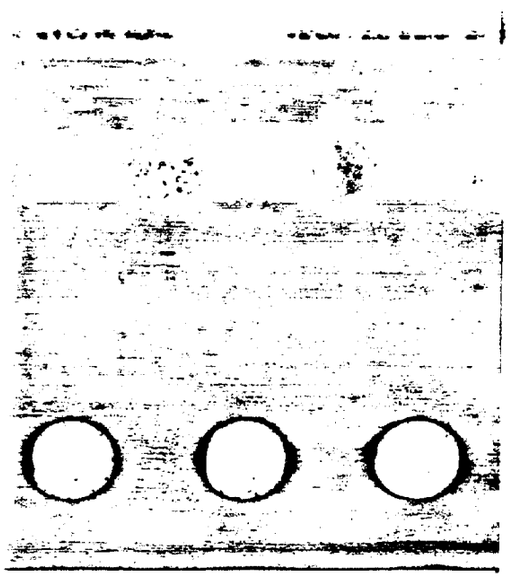
78921

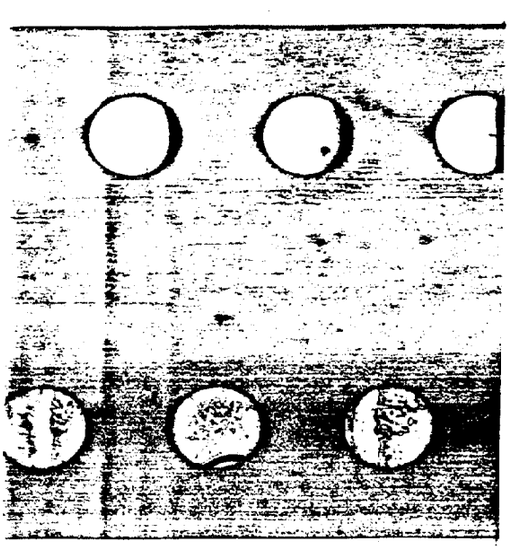
IDENTIF. TREFERENCE

Nov 2 2 58 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

0698 11/02 0101 03CHECK 297.40





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

RECEIVED OF _____

FOR _____

BOOK 7975 PAGE 132

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 88000.00
				CON TX 290.40
				PRFEE 1.00
				WDEED 6.00
				TOTAL 297.40
				CHECK 297.40
11/02/89	01			14:59 0001 0698

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78921

IDENTIF. REFERENCE

Nov 2 2 58 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 263588