WARRANTY DEED

FROM: Barbara J. Jones, Grantor

TO: Nasser M. Azad and wife, Natalie Azad, Grantees

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

P.O. Box 982
Madison, TN 37115

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers

32-9-59

Field Book Numbers

10D-51504

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ten Thousand Five Hundred Dollars ($10,500.00).

Nasser Azad

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26 day of January, 1994.

Robert N. Buchanan III

Notary Public

My Commission Expires: 3-23-96

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Barbara J. Jones, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Nasser M. Azad and wife, Natalie Azad, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Lot No. 148 on the revised Plan of Quail Ridge, Section I of record in Book 6900, page 300, Register's Office for Davidson County, Tennessee.
>
> Being a part of the property conveyed to Grantor by deed of record in Book 8909, page 294, said Register's Office.

This is unimproved property, known as _____ Indian Summer Drive, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1994 taxes which have been prorated and will be paid by Grantees.

2. Title to that portion, if any, of the premises lying within the bounds of any graveyards and rights of ingress and egress to such graveyards.

3. Deeds of Conveyance from The Developers to Metro Water & Sewer Services of record in Book 7416, pages 221 and 266 and in Book 8169, pages 467 and 509, Register's Office for Davidson County, Tennessee.

4. All easements, conditions and other matters shown on the Plan of Record recorded in Book 6900, page 300, said Register's Office.

5. Restrictive Covenants of record in Book 6969, page 70, said Register's Office.

6. Subject to terms of an Agreement as set out in Book 6522, page 5, said Register's Office.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 26th day of January, 1994.

BARBARA J. JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan III, a Notary Public of said County and State, BARBARA J. JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 26 day of January, 1994.

Robert N. Buchanan III
Notary Public

My Commission Expires: March 23, 1996

ROBERT N. BUCHANAN, III NOTARY PUBLIC DAVIDSON COUNTY, TENN.

11342
IDENTIF. ↑ REFERENCE

94 JAN 26 PM 3:16

FELIX Z. HARGROVE III REGISTER
DAVIDSON COUNTY, TN.

3728 01/26 0101 03CHECK 51.85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9230 PAGE 725

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
				CAMT 10500.00
				CON TX 38.85
				PRFEE 1.00
				WDEED 12.00
				TOTAL 51.85
				CHECK 51.85
01/26/94	01		15:17 0001	3728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

113342
IDENTIF. & REFERENCE

94 JAN 26 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.749670