BOOK 9589 PG 599

1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
2nd DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201
File #33149

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shair Mohammad (NAME)	Mortgage Service America Co. (NAME)	161-8-95
394 Ashgrove Drive (ADDRESS)	1661 E. Camelback Road, Ste 210 (ADDRESS)	FD.BK.5DU-38281
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Phoenix, AZ 85016 (CITY) (STATE) (ZIP)	

FOR AND 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, Gwen Martin Green, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shair Mohammad and Taj Mohammad, Unmarried persons, each an undivided one-half interest

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 Davidson County, Tennessee, being Lot No. 136 on the Map of Southwood Subdivision, as of record in Book 2663, page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 136 fronts 85 feet on the northerly side of Ash Grove Drive and runs back 365.21 feet on the easterly line and 386.77 feet on the westerly line, which is a broken line, to a dead line, measuring 89.8 feet thereon.

BEING the same property conveyed to Bobby Lee Martin and wife, Gwen E. Martin, by deed from Hillview Company, of record in Book 3226, Page 493, Register's Office for Davidson County, TN. Bobby Lee Martin is deceased and Gwen E. Martin has remarried and is now known as Gwen Martin Green.

The foregoing is the same legal description as appears in the previous deed of record.

Bobby Green, husband of Gwen Martin Green, joins in this Warranty Deed only for the purpose of conveying such marital rights, if any, that he may have in and to said property.

7494 02/08 0101 03CHECK 304.63

unimproved ( )
This is improved (X) property, known as 394 Ashgrove Drive, Nashville, TN 37211
(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, 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 my hand this 2nd day of February, 19 95

Gwen Martin Green
Gwen Martin Green

Bobby Green
Bobby Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9589 PG 600

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gwen Martin Green, Married, and husband, Bobby Green,

the bargainor, 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 2nd day of February, 19 95.

Commission expires 7/25/96

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

32128

IDENTIFICATION REFERENCE

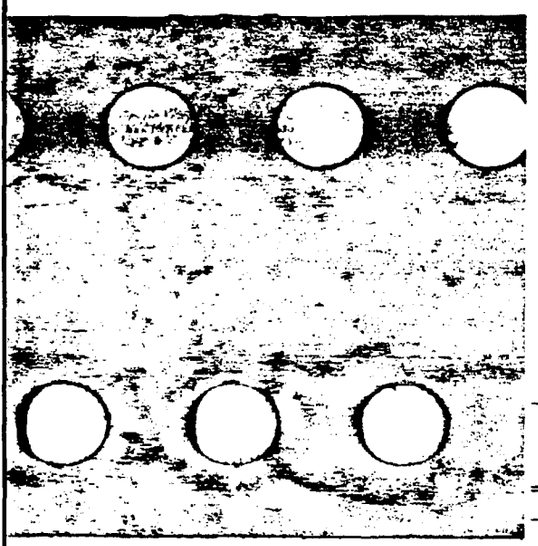
95 FEB -6 AM 11:07

WARRANTY DEED

FROM
Gwen Martin Green

TO
Shair Mohammad and Taj Mohammad

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201 File #33149



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

RECEIVED OF _____

FOR _____

BOOK 9589 PG 601

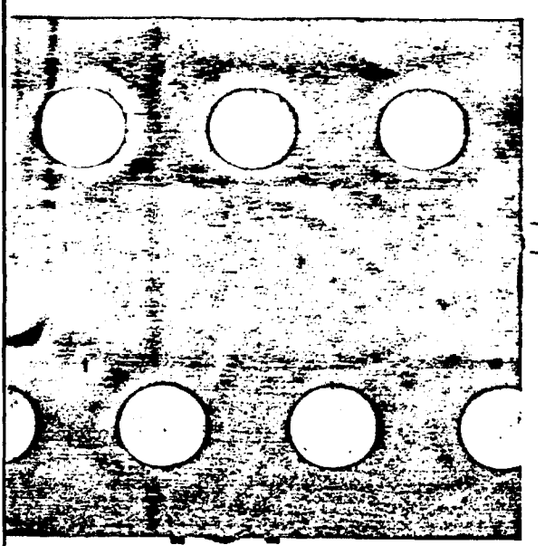
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

02/06/95 01 11:07 0001 9494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



32128
IDENTIFICATION REFERENCE

95 FEB -6 AM 11:07

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 879238