FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ 3/24/01

(AFFIX SEAL)

Instr:20000620006122S Page: 1 OF 2
REC'D FOR REC 06/20/2000 10:34:56AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $395.90

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mafuz Ramazan Abdullah	Jefferson Heritage Mortgage Co.	120-9-64
(NAME)	(NAME)	
428 Glenpark Drive	15435 Clayton Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Ballwin, MO 63022-0017	
(CITY) (STATE) (ZIP)	(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, Faye Timberman and Betty Jo Spann and Ruth Davenport, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mafuz Ramazan Abdullah and wife Belkisa Selam Selaman, 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. 5B4 on the Plan of Glengarry Park Section Five B of record in Plat Book 3500, Page 8, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 5B4 fronts 92.5 feet on the Southeasterly margin of Glenpark Drive and extends back 150.0 feet on the northeasterly line and 150.6 feet on the southwesterly line to a dead line in the rear measuring 87.6 feet thereon.

Being the same property conveyed to Walter M. Faulkner, by deed of record in Book 4311, Page 10, Register's Office for Davidson County, Tennessee. The said Walter M. Faulkner having since died and leaving as his only surviving heirs at law Faye Timberman, Betty Jo Spann, and Ruth Davenport in Docket No. 99P-1611 of Probate Division of Davidson County.

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

unimproved ☒
This is improved ☐ property, known as 428 Glenpark Drive, Nashville, TN 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; 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/our hand(s) this 19th day of June, 2000.

FILE BOX 45

Ruth Davenport
Ruth Davenport

Faye Timberman
Faye Timberman

Betty Jo Spann
Betty Jo Spann

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Faye Timberman, Betty Jo Spann, and Ruth Davenport 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of June, 2000.

Commission expires: May 26, 2002

Elizabeth E Triplett
Notary Public

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.