WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: 1-30-02
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/12/01 15:17 2pgs
Fees:11.00 Taxes:392.20

20010612-0061947

LORI C. WARREN NOTARY PUBLIC EX. 1/30/02 WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kip Jaeger (NAME)	SunTrust Mortgage, Inc. (NAME)	74-12 168.00
5023 Bonnavista Drive (ADDRESS)	901 Semmes Avenue (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (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, Tamer Ahmed and wife, Robyn Ahmed and Mahmoud S. Ahmed and wife, Nahed K. Ahmed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kip Jaeger and wife, Kathleen Teresa Jaeger

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, TN, BEING Lot No. 492 on the Plan of Section Five, Hermitage Hills, of record in Plat Book 3300, pages 1 and 2, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Tamer Ahmed and wife, Robyn Ahmed and Mamoud S. Ahmed and wife, Nahed K. Ahmed, by deed from Charles J. Pickett, of record in Book 11507, page 466, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Plat Book 3300, pages 1 and 2 Register's Office for Davidson County, TN.

The execution of this instrument is effected by the signature of Tamer Ahmed as Attorney-In-Fact for Mahmoud S. Ahmed and Nahed K. Ahmed, pursuant to a Power of Attorney which is being recorded simultaneously herewith. M. S. Ahmed and Nahed Ahmed are one and the same as Mahmoud S. Ahmed and Nahed K. Ahmed.

Mamoud S. Ahmed and Mahmoud S. Ahmed are one and the same person.

unimproved ( )
This is improved (X) property, known as 5023 Bonnavista Drive, Hermitage, TN 37076
(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 our hand S this 25th day of May, 2001

Tamer Ahmed

Mahmoud S Ahmed by TA
Mahmoud S. Ahmed by Tamer Ahmed, Attorney-In-Fact

Robyn Ahmed

Nahed K Ahmed by TA
Nahed K. Ahmed by Tamer Ahmed, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tamer Ahmed and wife, Robyn Ahmed

the bargainor s, 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 Brentwood, Tennessee, this 25th day of May 2001.

Commission expires 5/27/2001

Jennifer Dunlap
Notary Public

NOTARY PUBLIC AT LARGE

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 _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Tamer Ahmed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Mahmoud S. Ahmed and Nahed K. Ahmed, the within named bargainors, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Mahmoud S. Ahmed and Nahed K. Ahmed, the bargainors, by the said Tamer Ahmed, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 25th day of May, 2001.

Jennifer Dunlap
Notary Public

My Commission Expires: 5/27/2001

NOTARY PUBLIC AT LARGE