FILE BOX 19B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

#01-5-59-B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11TH DAY OF JUNE 2001.

Notary Public

MY COMMISSION EXPIRES:. 5/20/03
(AFFIX SEAL)

SCOTT THEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Asad El-Hulu	FRANKLIN AMERICAN MORTGAGE COMPANY	**Map 156-05**
(NAME)	(NAME)	
989 Harpet Bend Drive	501 Corporate Centre Dr., Ste 400	**Parcel 25**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, **Todd Austin and wife, Amanda Austin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Asad El-Hulu and Fidda Mohammad**, 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. 808 on the Plan of Harpeth Woods, Section 4, First Addition, of record in Book 5200, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Todd Austin and wife, Amanda Austin by deed from Gary N. Greene and wife, Denise G. Greene, of record in Book 9527, page 434, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 635, said Register's Office; and (c) Restrictive covenants contained in Book 6097, page 560, Book 5884, page 840, Book 5882, page 261 and Book 5867, page 193, said Register's Office.

Davidson County DEEDWARR
Recvd: 06/14/01 13:45 2pgs
Fees:11.00 Taxes:477.30

20010614-0062957

unimproved ☐
This is improved ☒ property, known as 989 Harpeth Bend Drive, Nashville, TN 37221
(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 hands this 11th day of June, 2001.

Todd Austin

Amanda Austin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Todd Austin and Amanda Austin, 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 11th day of June, 2001

Commission expires:

JIM R. VANDERPOOL
NOTARY PUBLIC
COMMISSION EXPIRES
MAY 30, 2004
DAVIDSON COUNTY, TN
AT LARGE

Notary Public