This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Sultan M. Siddiqi
1315 Gartland Ave.
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

MAP **104-11**
GROUP **F**
PARCEL **110.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas James Sterritt, Jr., Executor of the Last Will & Testament of Frances Kessinger Sterritt, Thomas James Sterritt, Jr., Ronald David Sterritt and Linda Sterritt Rundle,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Sultan M. Siddiqi and wife, Mouzon W. Siddiqi**, 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 Unit No. 110 on the Plan of the Cloisters, of record in Book 6317, page 735, which is Exhibit "C" to the Master Deed for The Cloisters Homeowners Association, of record in Book 6317, page 688, said Register's Office.
>
> Being the same property conveyed to Thomas James Sterritt and wife Frances K. Sterritt by deed from A. Harrison Johnson, Jr., Trustee of record in Book 6549, page 380, Register's Office for Davidson County, Tennessee, and devised to Thomas James Sterritt, Jr., Ronald David Sterritt and Linda Sterritt Rundle of record in Will Book 216, page 126, Docket No. 97P-1469, Probate County Clerk's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 2124 Fairfax Avenue, Unit 110, Nashville, Tennessee 37212.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 07/02/01 18:39 2pgs
Fees:11.00 Taxes:209.05
20010702-0070140

WITNESS our hands this the 25th day of June, 2001.

Thomas James Sterritt, Jr., Executor of the Last Will & Testament of Frances Kessinger Sterritt

Thomas James Sterritt, Jr.

Ronald David Sterritt

Linda Sterritt Rundle, by Thomas James Sterritt, Jr. as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas James Sterritt, Jr., individually, as Executor of the Last Will & Testament of Frances Kessinger Sterritt, and as Attorney in Fact for Linda Sterritt Rundle, and Ronald David Sterritt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of June, 2001.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $56,500.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of June, 2001.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004