PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (st) Title No: 42674
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/06/01 16:03 2pgs
Fees:13.00 Taxes:314.50
20010706-0072514

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Heather Joy Devaney 2116 Hobbs Road Unit E-3 Nashville, TN 37215	Suntrust Bank 201 Fourth Ave. N/7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 131-2-A-22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 85,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mobeen Ahmad and spouse, Bilqees Mobeen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Heather Joy Devaney,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. E-3 of Hobbs House Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4595, Page 74, and amended in Book 5200, Page 54, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mobeen Ahmad and wife, Bilqees Mobeen by deed from Dvora A. Forchione and husband Nick Forchione of record in Book 10829, Page 858, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2116 Hobbs Road Unit E-3, Nashville, TN 37215

The above described conveyance is subject to; Taxes for the year 2001 and subsequent years; Provisions of the Master Deed and By-Laws contained of record in Book 5289, Page 515, Book 5292, Page 958, Book 5293, Page 612, Book 7802, Page 299; The Plan of record in Book 4595, Page 74 & amended in Book 5200, Page 54, said Register's Office, shows an owner's certificate, minimum setback line and easement for public utility purposes to which plan reference is hereby made for a more complete description.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of July, 2001.

Mobeen Ahmad **Bilqees Mobeen**

State of Tennessee
County of Davidson

On this 2nd day of July, 2001, before me the undersigned authority, personally appeared **Mobeen Ahmad** and **Bilqees Mobeen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY TENN. My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 85,000.00

Affiant

Sworn and subscribed before me on the 2nd day of July, 2001.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY TENN. My Commission Expires 7/26/2003

Notary Public