file Box 13

Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville TN 37211
615-777-2011

2265

~~RECORD AND RETURN TO~~:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40179**

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 208,100.00.**

Heidi J. Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **30th DAY OF AUGUST, 2001.**

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JAMES M. WARDELL **600 Treeline Court** **Nashville, Tennessee 37221**	Columbia National Inc. P. O. Box 3050 Columbia, MD 21045-6050	**155-3-D-11** **9D 82926**

FOR AND IN 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, SHUAIB M. MOHYUDDIN and wife, HASINE A. MOHYUDDIN**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. WARDELL, MARRIED**

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. 11 on the Plan of Section 2, Allens Green, of record in Book 9700, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shuaib M. Mohyuddin and wife, Hasine a. Mohyuddin by deed from Zaring Homes, Inc., of record in Book 10161, Page 848, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 9231, Page 789; Easement in Book 8278, Page 236; Charter in Book 9231, Page 826; Agreement in Book 9278, Page 36, Book 8626, Page 884; and all matters shown on the Plan of Record.

Unimproved ( )
This is improved (X) property, known as **600 Treeline Court, Nashville, Tennessee 37221**
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 30th DAY OF AUGUST, 2001.

SHUAIB M. MOHYUDDIN

HASINE A. MOHYUDDIN

Davidson County DEEDWARR
Recvd: 09/05/01 14:14 2pgs
Fees:13.00 Taxes:769.97

20010905-0096008

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 SHUAIB M. MOHYUDDIN and wife, HASINA A. MOHYUDDIN, the bargainors, 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 Nashville, Tennessee, this the 30th day of August, 2001.

Elizabeth E Triplett
NOTARY PUBLIC

My Commission Expires: 5/26/02

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