Davidson County DEEDWARR
Recvd: 03/07/02 11:03 3pgs
Fees:18.00 Taxes:277.50

20020307-0028728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE AFFIANT(S) CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2002.

Notary Public

MY COMMISSION EXPIRES: 5-28-03

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Muayad Mohammad Tayib	Union Planters Bank, N.A.	147-16-138
(NAME)	(NAME)	
380 Strasser Drive	P.O. Box 2282	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38101-2282	
(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,

VOLA ANN COPELAND, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MUAYAD MOHAMMAD TAYIB, AND BAHAR TAYIB, HUSBAND AND WIFE

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. 52, Strasser Drive on the map of Tusculum Fields Subdivision, as of record in Book 2330, Page 16, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Strasser Drive at the corner of Lots 51 and 52; thence with the line between said lots northwardly 120 feet to a concrete monument thence with the line between lots 52 and 53, eastwardly 120.4 feet to a point in the west margin of Pearson Place thence with the margin of the same southwardly 93 feet to a point, the beginning of a curve, thence around said curve southwestwardly 39.27 feet to a point in the north margin of Strasser Drive, thence with the margin of the same westwardly 95 feet to the beginning.

Being the same property conveyed to Augustus Copeland and wife, Vola Ann Copeland by deed from Radnor Lumber Company of record in Book 2643, Page 57, Register's Office for Davidson County, TN. Augustus Copeland having since died on December 11, 1984 and the property being vested in Vola Ann Copeland as the sole remaining tenant by the entirety.

This instrument is executed on behalf of Vola Ann Copeland by Karen S. Williams as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ unimproved property, known as 380 Strasser Drive, Nashville, TN 37211

(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 my/our hand(s) this 4th day of March, 2002.

Vola Ann Copeland by Karen S. Williams attorney in fact
Vola Ann Copeland

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 Vola Ann Copeland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 4th day of March, 2002

Commission expires:

_____

Notary
Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Karen S. Williams, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Vola Ann Copeland, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Vola Ann Copeland. WITNESS my hand and Notarial Seal this 3/4/2002.

Sharon S. Riney

Notary Public

My Commission Expires
5-28-03

EXHIBIT "A"

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Karen S. Williams who made oath as follows:

1. That by appointments dated February 8, 2002 which are recorded in the Register's Office for Davidson County, Tennessee, Karen S. Williams, was appointed as attorney-in-fact for Vola Ann Copeland ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 4th day of March, 2002.

Karen S. Williams
Karen S. Williams

STATE OF TENNESSEE
DAVIDSON COUNTY

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Karen S. Williams whose name is signed to the foregoing writing bearing date of March 4, 2002 has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 4th day of March, 2002.

My Commission Expires:

5-28-03

Sharon L. Ciney
Notary Public

PREPARED BY:
LEHMAN LAND TITLE, INC.
6 CADILLAC DRIVE, STE 190
BRENTWOOD, TN 37027