WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 03/08/02 14:33 2pgs
Fees:13.00 Taxes:871.35

20020308-0029595

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFEER IS $ 235,500.00

Mohammed Malegue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: Dec 15, 2004
(AFFIX SEAL)

NOTARY PUBLIC WILLIAMSON CO TN LARGE

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammed Malegue (NAME)	HomeComings Fin. Network (NAME)	141-14A 33.00CO
7705 Hansrote Cove (ADDRESS)	6525 Morrison Blvd (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Charlotte NC 28211 (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, Donna Jean Shugars

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohammed Malegue and wife, Meherunnessa Malegue

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. 33 on the Revised Plan of Hanover Park of Sheffield, of record in Book 9700, page 154-156, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 89.68 feet on the northwesterly margin of Hansrote Cove and extends back 144.67 feet on the easterly line and 201.00 feet on the broken westerly line to a dead line in the rear, measuring 30.00 feet theron. Erroneously identified as Lot 15 in prior conveyance.

Being the same property conveyed to Donna Jean Shugars, by deed from Mark C. Bainbridge and wife, Lisa M. Bainbridge, of record as Instrument No. 2001053-0055826, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions, and Restrictions of record in Book 10020, page 110, as amended in Book 10301, page 178, and Book 10640, page 950; Charter of record in Book 10024, page 619; Quitclaim for common areas of record in Book 10907, page 505; PUD Boundary Plat of record in Book 7900, page 999; Plan of record in Book 9700, page 154-156; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7705 Hansrote Cove, 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 my hand this 28th day of February, 2002

Donna Jean Shugars by Nancy J. Mustgee attorney in fact
Donna Jean Shugars

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Nancy L. Westfall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Donna Jean Shugars the within named bargainor(s), and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s), Donna Jean Shugars, the bargainor(s), by the said Nancy L. Westfall, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 27th day of February, 2002.

Notary Public

My Commission Expires: 9/25/2004

