This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 05/20/02 16:06 2pgs
Fees:12.81 Taxes:537.43
20020520-0061663

WARRANTY DEED

Address new owner as:
Azizuddin Sayed *et ux*
3732 Burrus Street
Nashville, Tennessee 37216

Send tax bills to:
Same

Map-Parcel
Map 51-11
Par 85

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William R. Mitchell and wife, Betty Mitchell, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Azizuddin Sayed and wife, Matoufa Lila Sayed, ("Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Plan of Oakland Acres, Section XI, as resubdivided, as of record in Book 4470, page 168, Register's Office for said county, described as follows:

Fronting 109.97 feet on Freda Villa and extending back between parallel lines, easterly line being 209.8 feet and westerly line 218.68 feet to a rear irregular line.

Being the same property conveyed to William R. Mitchell by Warranty Deed from Keith A. Dugger and wife, Jane G. Dugger, of record in Book 6047, page 394, said Register's Office. The said William R. Mitchell having quitclaimed and conveyed a life estate to Jackie Diannie Moore by quitclaim deed recorded in Book 10028, page 55, Register's Office for Davidson County, Tennessee. The said Jackie Diannie Moore having since died.

This is improved property known as 515 Freda Villa, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees their heirs and assigns, forever.

And We, the Grantors, covenant with the Grantees that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2002, which have been prorated and assumed by the grantees.

And we, the Grantors, further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of May 2002.

William R. Mitchell
WILLIAM R. MITCHELL

Betty Mitchell
BETTY MITCHELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William R. Mitchell and wife, Betty Mitchell, the within named 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, at office, this 16th day of May 2002.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

My commission expires:

_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is 145,250.00.

AFFIANT

Subscribed and sworn to before me, this 16th day of May 2002.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

_____