Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saad Al-Abaidi	Union Planters Bank, N.A.	165-13A-103
(NAME)	(NAME)	
4012 Pepperwood Drive	P.O. Box 1785	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38101-1785	
(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, **William B. Dozier, and wife Heather R. Dozier**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAAD AL-ABAIDI, A MARRIED MAN**, 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. 485, on the Plan of Peppertree Forest, P.U. D. Section Nine of record in Plat Book 7900, Page 760, Registers Office for said County, to which reference is made for a more complete description.

The subject property is a part of a planned unit development and is subject to Declaration of Covenants, Restrictions, and Conditions as of record in Book 8757, Page 607, amended in Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698 and Book 9455, Page 801, and By-Laws of the Peppertree Forest Homeowner's Association as of record in Book 8757, Page 623, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to William B. Dozier and wife, Heather R. Dozier by Warranty Deed from James S. Grigsby, III and wife, Teresa E. Grigsby, recorded in Book 11059, Page 610 Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4012 Pepperwood Dr., Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 06/25/02 13:40 2pgs
Fees:13.00 Taxes:416.25

20020625-0076196

Witness my/our hand(s) this 21st day of June, 2002.

William B. Dozier

Heather R. Dozier

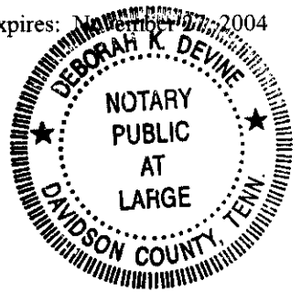
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Dozier, and wife Heather R. Dozier, 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 21st day of June, 2002.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public