THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19207**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $42,000.00. Affiant Subscribed and sworn to before me, this 2nd day of JULY, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SULTAN M. SIDDIQI 2134 Fairfax Ave., Unit A-1 Nashville, Tennessee 37212	NEW OWNER	MAP 104-11-A PAR 1.00CO FB 24W15000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT GONZALES, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SULTAN M. SIDDIQI AND WIFE, MOUZON W. SIDDIQI ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2134 FAIRFAX AVENUE, UNIT A-1, NASHVILLE, TENNESSEE 37212.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of JULY, 2002.

ROBERT GONZALES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ROBERT GONZALES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of JULY, 2002.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 07/03/02 11:09 2pgs
Fees:13.00 Taxes:155.40
20020703-0080161

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A-1 on the Plan of The Villager West Condominium Apartments of record in Plat Book 5210, page 174, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager West Condominium, a horizontal property regime established by Master Deed of record in Book 5452, page 419, said Register's Office.

Being the same property conveyed to Lagniappe Properties, LLC by deed from Ronald D. Johnson and wife, Maria C. Johnson of record in Book 10511, page 147, said Register's Office. Said property conveyed to Robert Gonzales by quitclaim deed of record as Instrument No. 20020703008016O, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5452, page 419; (3) Charter of record in Book 5450, page 740; and (4) All matters appearing on the Plan of record in Plat Book 5210, page 174, said Register's Office.