RECORD & RETURN TO:
Box 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/02 15:51 2pgs
Fees:13.00 Taxes:1100.75
20020731-0092050

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $297,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF JULY, 2002.

NOTARY PUBLIC

My Commission Expires: 3/23/04

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18594

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
712 Summerwind Circle Nashville, TN 37215	SAME	131-06-B-063.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elizabeth Terrell Williams, unmarried, hereinafter called **"GRANTOR"** has bargained and sold, and by these presents do transfer and convey unto Abu Rashed Fakhruddin and wife, Mahmuda Alam Fakhruddin, married, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Burton Hills, Village of Summerwind, of record in Book 6250, page 811, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Elizabeth Terrell Williams by Deed from Michael B. Kuschmann, single, of record in Book 11171, page 633, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. All matters shown on plan of record in Plat Book 6250, page 811, Register's Office for Davidson County, Tennessee; and
3. Declaration of Covenants, Conditions and Restrictions of record in Book 6326, page 588, as amended in Book 6517, page 522; Book 6778, page 510; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120 and Book 6917, page 736, Register's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at: 712 Summerwind Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with

it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 31st day of July, 2002.

Elizabeth Terrell Williams

Elizabeth Terrell Williams

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 31, 2002, before me personally appeared Elizabeth Terrell Williams to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 31st day of July, 2002.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
Melissa J Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE