Davidson County DEEDWARR
Recvd: 08/06/02 12:48 2pgs
Fees:13.00 Taxes:444.00

20020806-0094466

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by SHAMSUL AREFIN and wife, SHABNAM F. AREFIN, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, WAYNE P. GALLAVIN, TRUSTEE, OF THE TENNESSEE LAND TRUST, have bargained and sold, and by these presents do transfer and convey unto the said SHAMSUL AREFIN and wife, SHABNAM F. AREFIN, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, being Lot No. 14 on the Plan of Conway Court, Phase III – Revision of record in Book 7900, page 689, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Wayne P. Gallavin, Trustee of the Tennessee Land Trust by quitclaim deed from Action Real Estate LLC of Louisville, Kentucky, of record in Instrument No. 20020506-0055526, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said SHAMSUL AREFIN and wife, SHABNAM F. AREFIN, their heirs and assigns, forever. And I do covenant with the said SHAMSUL AREFIN and wife, SHABNAM F. AREFIN, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said SHAMSUL AREFIN and wife, SHABNAM F. AREFIN, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 30th day of July, 2002.

Wayne P. Gallavin Trustee

WAYNE P. GALLAVIN, TRUSTEE, OF
THE TENNESSEE LAND TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **WAYNE P. GALLAVIN, TRUSTEE, OF THE TENNESSEE LAND TRUST,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 30th day of July, 2002.

Melody E Caxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 30th day of July, 2002.

Melody E Caxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

MAP 64-13-0-B
PARCEL 123.00

ADDRESS OF NEW OWNERS:
SHAMSUL AREFIN and wife,
SHABNAM F. AREFIN
4611 Conway Court
Old Hickory, TN 37138

SEND TAX BILLS TO:

SAME