Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Omar Ahmed Bamatraf	New Owner At Same Address	Map: 92-16-B
900 19th Ave. S., #801		Parcel: 080.00 CO
Nashville, TN 37212		10W 07932

For and in Consideration of the sum of $ **81,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

John Robertson and wife, Beth Barton Robertson

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Omar Ahmed Bamatraf

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being that certain condominium unit **#801** on the plan of **University Square** Condominium Apartments, as of record at **Plat Book 6900, page 124**, and as described and established in the Master Deed and By-Laws thereto as of record at Book 7051, page 529, as Amended at Book 7119, page 884, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with all fixtures, appliances as agreed, wall coverings, carpets and floor coverings, and/or other improvements therein, and the undivided interest in the General and Limited Common Elements (areas) appurtenant thereto, all hereinafter referred to as the "Property".

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 7165, page 711 ***, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

Master Deed and By-Laws thereto as of record at Book 7051, page 529, as amended at Book 7119, page 884, and the plan of record at Plat Book 6900, page 124 said Register's Office.

*and as attempted in Quitclaim Deed at Book 10428, page 323

Davidson County DEEDWARR
Recvd: 09/10/02 09:59 2pgs
Fees:13.00 Taxes:299.70
20020910-0109502

JTR BBR

This is **IMPROVED** property known as: 900 19th Ave. S., #801, Nashville, TN 37212
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 6th day of SEPTEMBER, 20 02

John Robertson

Beth Barton Robertson

STATE OF ~~TENNESSEE~~ OHIO:
COUNTY OF Cuyahoga:

The actual value or consideration, whichever is greater, for this transfer is $ 81,000.00.

John Robertson, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON September 6, 2002

My Commission Expires: No Expiration

Susan Knight Sampsel, Notary Public
Notary Public
Susan Knight Sampsel
Attorney at Law

STATE OF ~~TENNESSEE~~ OHIO:
COUNTY OF Cuyahoga:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

John Robertson and wife Beth Barton Robertson

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on September 6, 2002.

My Commission Expires: No Expiration

Susan Knight Sampsel
Notary Public
Susan Knight Sampsel
Attorney at Law

STATE OF TENNESSEE:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

_____
Notary Public