Cumberland Title Company, 216 Centerview Drive, Ste. 139, Brentwood, TN 37027 TH

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 12/30/02 08:47 2pgs
Fees:13.00 Taxes:423.65
20021230-0161618

Warranty Deed

ADDRESS OF NEW OWNER: Sabri Khari Noman
511 Inwood Drive
Nashville, TN 37211

SEND TAX BILLS TO: America's Wholesale Lender
4500 Park Granada
Calabasas, CA 91302

MAP/PARCEL NO: 133-13-113

For good and valuable consideration received, **Peggy D. Mathes, Administratrix of the Estate of Emmett Yeaman Waddy** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Docket No. 02P-357 unto the Grantee, **Sabri Khari Noman and wife, Newzad Khari Noman**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to Emmett Waddy and wife, Eddie June Waddy, described as follows:

Being Lot No. 51, on the Plan of Abbay Hall, Section 1, as of record in Book 2331, page 18, Register's Office for said County. Said lot fronts 86 feet on the south side of Inwood Drive and runs back between lines 177.5 feet on the west line and 176.6 feet on the east line in a dead line in the rear on which it measures 86 feet.

Being the same property conveyed to Emmett Waddy and wife, Eddie June Waddy by deed as shown of record in Book 3761, page 188, Register's Office for Davidson County, Tennessee. Said Eddie June Waddy having predeceased Emmett Waddy. Said Emmett Waddy is also known as Emmett Y. Waddy and Emmett Yeaman Waddy.

This is improved property known as 511 Inwood Drive, Nashville, TN 37211.

Said Property is conveyed subject to any and all restrictions or easements of record including those listed in Book 6010, page 810, 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 Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administratrix of the Estate of Emmett Yeaman Waddy its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of December 2002.

Peggy D. Mathes, Adm

Peggy D. Mathes, Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December 2002, before me personally appeared, Peggy D. Mathes, Administratrix of the Estate of Emmett Yeaman Waddy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Emmett Yeaman Waddy, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 20th day of December 2002.

My commission expires: 5/28/06

Laura Mitchell
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is ~~greater~~, for this transfer is $114,500.00.

Peggy D. Mathes
Affiant

Subscribed and sworn to before me this 20th day of December, 2002.

My Commission Expires: 5/28/06

Laura Mitchell
Notary Public