PREPARED BY (AND RETURN TO):

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W & I Ref:(SK) Title No: 44175
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mobeen Ahmad Bilqees Mobeen 3938 Cross Creek Road Nashville, Tennessee 37215	Suntrust Mortgage, Inc. 201 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 117-140-078.00

Davidson County DEEDWARR
Recvd: 01/23/03 08:19 2pgs
Fees:13.00 Taxes:669.70
20030123-0009434

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$181,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Debendra N. Mahalanobis, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mobeen Ahmad and spouse, Bilqees Mobeen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, being Lot No. 17 on the Plan of Sugar Tree Subdivision of record in Book 1424, page 100, Register's Office for said County.

SAID Lot No. 17, which is corner lot, front 128.8 feet on the northerly margin of Warfield Lane and fronts 103.6 feet on the easterly margin of Cross Creek Road, said frontages being joined by a curve having a length of 39.0 feet and extends back 152.2 feet on the northerly line and 131.9 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Debendra N. Mahalanobis, a single person by deed from Alexander R. Roman and spouse, Marian W. Roman of record in Book 8448, page 252, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 100, said Register's Office, which Plan shows 25 and 50 foot minimum building setback line from Warfield Lane and Cross Creek Road respectively and a 10 foot easement for public utility purposes along the easterly lines of said lot.

This is improved property, known as: 3938 Cross Creek Road, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of January, 2003.

Debendra N. Mahalanobis

State of TENNESSEE
County of DAVIDSON

On this 21st day of January, 2003, before me the undersigned authority, personally appeared Debendra N. Mahalanobis, to me known (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 the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MAY 30 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $181,000.00

Affiant

Sworn and subscribed before me this 21st day of January, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MAY 30 2004

Notary Public