WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/03 10:00 2pgs
Fees:13.00 Taxes:444.00

20030203-0014262

AMANDA NORDMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Rasul A. Ibrahim
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2003.

Amanda Nordman
Notary Public

MY COMMISSION EXPIRES: 4/24/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3306

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rasul A. Ibrahim	Wells Fargo Home Mortgage, Inc.	162-11-0-028.00
(NAME)	(NAME)	
648 Roxanne Drive	4456 Corporation Lane, Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach, VA 23462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Steven M. Allen, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rasul A. Ibrahim, married* HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* Fatima Ibrahim, Married

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Whittemore Valley, Section 5, of record in Book 6250, Page 904, Register's Office for said County, to which reference is hereby made for a more complete description.

Fatima Ibrahim joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Rasul A. Ibrahim.

Being the same property conveyed to Steven M. Allen and wife Nickey B. Allen by Warranty Deed from William Andrew Richter Jr. and wife, Kathy Poster Richter, dated September 23, 1993, of record in Book 9097, Page 933, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Steven M. Allen by Quitclaim Deed from Steven M. Allen and Nickey B. Allen, dated February 5, 1999, of record in Book 11553, Page 166, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 648 Roxanne Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 23rd day of January, 2003.

Steven M. Allen

STATE OF TENNESSEE

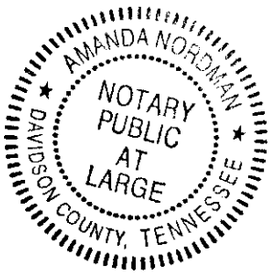
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven M. Allen the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of January, 2003.

Commission expires: 1/24/05

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027