Bk 34

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 21,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
26th DAY OF February 2003

Notary Public

MY COMMISSION EXPIRES: January 2005
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sondra Abdullah-Zaimah		MAP 81-15
(NAME)	(NAME)	
1522 17th Avenue North	SAME	PARCEL 234
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208		
(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, Clasek Land, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sondra Abdullah-Zaimah and Zena Dixon as joint tenants with the Right of Survivorship

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:

Land in Davidson County, Tennessee, being the north one-half of Lot Number 378 on the map of D.T. McGavock and others "Addition", as of record in Book 21, page 41, Register's Office for said County. Said part of said lot fronts 50 feet on the east side of 17th Avenue North, and runs back between parallel lines along the south margin of Cockrill Street 1790 feet to an alley in the rear.

For source of title reference is made to Book 11373, Page 715, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 11373, Page 718, Register's Office for Davidson County, Tennessee, which the Grantee(s) herein hereby assumes and agrees to pay.

Davidson County DEEDWARR
Recvd: 02/28/03 14:39 2pgs
Fees:13.00 Taxes:79.55

20030228-0027001

unimproved ( )
This is improved (X) property, known as 1522 17th Avenue North, Nashville, Tennessee 37208
(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 26th day of February, 2003

Clasek Land, LLC
By: Kevin Thicklin, PRES.
Kevin L. Thicklin, President

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Kevin L. Thicklin and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Clasek Land, LLC the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Kevin L. Thicklin as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee 37217 on this the 26th day of February, 2003 .

My commission expires January 18, 2005

Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE