Davidson County DEEDWARR
Recvd: 06/13/03 16:26 2pgs
Fees:13.00 Taxes:414.40
20030613-0082090

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 9th day of June, 2003.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Luis L. Martin Ruiz and Victoria M. Peralta
245 Paragon Mills Road
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Washington Mutual Bank, FA
P. O. Box 25064
Santa Ana, CA 92799

MAP-PARCEL NUMBERS:
134-13-0-123

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mahmmud A. Abdullrahman, now Maiy, and wife, Suad Abdulla** hereinafter referred to as Grantors, hereby transfers and conveys to **Luis L. Martin Ruiz and wife, Victoria M. Peralta** hereinafter referred to as 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 Lot No. 207 on the Plan of Kenilworth Estates Section Four of record in Plat Book 3300, pages 34-36, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Mahmmud A. Abdullrahman and wife Suad Abdullrahman by Warranty Deed from Constance G. Williams and Barbie L. Williams, unmarried persons, of record in Book 9756, page 88, Register's Office for Davidson County, Tennessee. Mahmmud A. Abdullrahman having changed his name pursuant to becoming a naturalized United States citizen, now being known as Mahmmud A. Abdullrahman Maiy.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3300, Page 34-36, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3316, Page 339, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 245 Paragon Mills Road, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 5th day of June, 2003.

X Mahmmud A Abdullrahman maiy

Mahmmud A. Abdullrahman maiy

X Suad Abdulla

Suad Abdulla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mahmmud A. Abdullrahman maiy and wife, and Suad Abdulla, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2003.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires M[illegible]

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