Davidson County DEEDWARR
Recvd: 06/19/03 09:36 2pgs
Fees:13.00 Taxes:120.25
20030619-0084723

Warranty Deed

THIS INDENTURE, made and entered into this 12th day of June 2003

by and between George B. Stallings, II

of the first part, and Camran A. Wani and Shakir A. Wani, Joint Tenants with Rights of Survivorship

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Antioch County of Davidson State of TN

Land situated in Davidson County, Tennessee to wit:

Being Lot No. 5 on the Revised Plan of Haywood Forest, Section 2, of record in Book 5200, Page 225, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 68 feet on the Easterly margin of Brenda Lane and extends back 139.07 feet on the Northerly line which is a broken line and 119.76 feet on the Southerly line to a dead line in the rear measuring 52.84 feet thereon.

Being the same property conveyed to George B. Stallings, II, herein by Administratrix's Deed dated April 23, 2003 filed for record April 24, 2003 at Instrument No. 20030424-0055425, in the Register's Office of Davidson County, Tennessee.

The aforedescribed real property is not the homestead of the said George B. Stallings, II.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for year 2003 Davidson County real property taxes, being liens not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 5200, Page 225, and Restrictions of record in Book 5480, Page 13, all being of record in said Register's Office.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

George B. Stallings, II

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Personally appeared before me, JOSHUA R. HOPKINS, a Notary Public of said County and State, George B. Stallings, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2003.

Notary Public

My Commission Expires 30 day of JULY, 2006

ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF SHELBY.

On this _____ day of _____, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, acknowledged that ___he___ executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, 2003.

Notary Public

My Commission Expires _____ day of _____, 20___.

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____, a Notary Public of said County and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2003.

Notary Public

My Commission Expires _____ day of _____, 20___.

PARTNERSHIP

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 2003.

Notary Public

My Commission Expires _____ day of _____, 20___.

File Number: 20030517/JRH
Parcel Number: 148-14-0-155.00

(FOR RECORDING DATA ONLY)

Property address 107 Brenda Lane
Antioch, TN 37013

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Camran A. Wani/ Shakir A. Wani
P.O. Box 110683
Nashville, TN. 37211

This instrument prepared by: Fearnley & Califf, PLLC
211 Donelson Pike, Ste. 2
Nashville, TN. 37214

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $32,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Camran Wani
Affiant

Subscribed and sworn to before me this 12th day of June, 2003.

Notary Public

My Commission Expires: 7-30-06

Return to:

Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 2
Nashville, TN. 37214

Property Owner's Name and Address
Camran A. Wani
P.O. Box 110683
Nashville, TN. 37211