40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Hamidullah Durani
5557 Nevil Point
Brentwood, TN 37027

SEND TAX BILL:

New Owner

Davidson County DEEDWARR
Recvd: 07/15/03 15:31 2pgs
Fees:13.00 Taxes:69.38
20030715-0098890

MAP AND PARCEL:
MAP 119-9,
PARCEL 165

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Estate of Fannie Williams, by and through its Co-Administrators, Joyce Logan and John Randolph ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Hamidullah Durani ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of E. T. Brown's Subdivision as of record in Plat Book 332, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to W. H. Williams and wife, Fannie Williams, by installment deed from Z.I. Hubd, of record in Book 720, page 49, Register's Office for Davidson County, Tennessee. The said W. H. Williams and Fannie Williams have since died, the said W. H. Williams having predeceased Fannie Williams. By Order entered July 11, 2003 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 01P-275, the Probate Court approved the sale of the subject property and further ordered the Co-Administrators, Joyce Logan and John Randolph, to sign all documents necessary to effectuate the transfer of the real property.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is unimproved property known as Map 119-9 Parcel 165, Fannie Williams Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns,

forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15 day of July, 2003.

ESTATE OF FANNIE WILLIAMS

By: _____
Joyce Logan, Co-Administrator

By: _____
John Randolph, Co-Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joyce Logan and John Randolph, Co-Administrators of the Estate of Fannie Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 15 day of July, 2003.

_____
Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $18,750.00.

_____
AFFIANT

Subscribed and sworn to before me this 15 day of July, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 9/30/06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006