WARRANTY DEED

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$124,300.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH **DAY OF JULY, 2003.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANH VU P DO	**SunTrust Mortgage, Inc.**	**102-3--181**
(NAME)	(NAME)	
399 Annex Avenue	**201 Fourth Avenue North , 7th Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37219**	
(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, **Syed N Huda and wife Shahana Huda and Syed S. Huda**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANH VU P DO and Vicky Phan**, 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 Lot No. 1194 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, Page 10, Register's Office for said County.

Said Lot No. 1194 fronts 71 feet on the westerly side of Annex Avenue and runs back 230.4 feet on the southerly line and 140.5 feet on the northerly line to a dead line in the rear on which it measures 123 feet.

Being the same property conveyed to **Syed N Huda and wife Shahana Huda** by deed of record in Instrument 20010628-0068393, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Syed S. Huda by Syed N. Huda as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20030804 01 10140 in the Register's Office for Error! Bookmark not defined. County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **399 Annex Avenue, Nashville, TN 37209**

(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.

Davidson County DEEDWARR
Recvd: 08/04/03 13:13 2pgs
Fees:13.00 Taxes:459.91
20030804-0110141

Witness my/our hand(s) this 17th day of July, 2003.

Syed S. Huda

Syed S. Huda
By: Syed N. Huda Atty in fact
Syed N. Huda

Syed N Huda

Syed N Huda

Shahana Huda

Shahana Huda

State of Tennessee

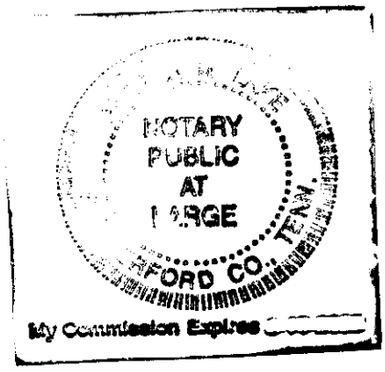
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Syed N. Huda and wife, Shahana Huda ~~and Syed S. Huda~~ 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 Nashville, Tennessee, this 17th day of July, 2003.

Commission expires: 1-25-2006

Angela M Lake
Notary Public



State of Tennessee

County of Davidson

On this 17th day of July, 2003, before me personally appeared Syed N. Huda, the person who executed the foregoing instrument on behalf of Syed S. Huda, and acknowledged that he executed the same as the free act and deed of the said Syed N. Huda, granted him, by the said Syed S. Huda.

Commission Expires: 1/25/2006

Angela M Lake
Notary Public

