Davidson County DEEDWARR
Recvd: 09/19/03 11:54 2pgs
Fees:13.00 Taxes:85.10

20030919-0138980

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF September, 2003.

Notary Public

My Commission Expires SEP. 25, 2004

MY COMMISSION EXPIRES:

(AFFIX SEAL)

R-CRE-03-2704

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hamidullah Durani	Hamidulla Durani (NAME)	
2704 Fannie Williams Street	5557 Nevil Point	119-9-160
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Brentwood TX 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TYRECCA BOWERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HAMIDULLAH DURANI unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 9 and 10 on the Plan of E. T. Brown's Subdivision of the Patterson Tract of record in Book 332, Page 60, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the easterly side of Hogan Street, and extends back 160 feet on the northerly line and 142 1/2 feet on the southerly line, to a dead line in the rear on which it measures 53 1/2 feet.

Said Lot 10 fronts 50 feet on the easterly side of Hogan Street, and extends back between parallel lines easterly to a dead line in the rear the southerly line of said lot being 128 1/2 feet from said Hogan Street to said dead line in the rear: said dead line running thence N 45* West 11 feet to a point in said dead line: thence N 4* West 14 feet with said dead line to the boundary line between said Lot No. 10 and Lot No. 9 of said plan: and the northerly line of said Lot No. 10 extends back between Lots Nos. 10 and 9 142 1/2 feet to said dead line. For a plan of said Lot No. 10 see Plan Book 332, Page 60 R. O. D. C., Tennessee.

Being the same property conveyed to Reuben Jackson Ridley and wife Josephine Ridley by Quitclaim Deed dated 9-24-98 and filed for record on 9-29-98 in Book 11131, Page 411, Register's Office for Davidson County, Tennessee.
Reuben Jackson Ridley and wife Josephine Ridley are deceased. The within named Grantor,Tyrecca Denise Bowers being the only Heir at Law according to the Affidavit of Heirship filed of record in Instrument #* _____, Register's Office for Davidson County, TN.

* 20030919-0138979

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

unimproved ( )
This is improved (X) property, known as 2704 Fannie Williams Street, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 12th day of September, 2003.

Tyrecca Denise Bowers

STATE OF Tennessee

COUNTY OF Davidson

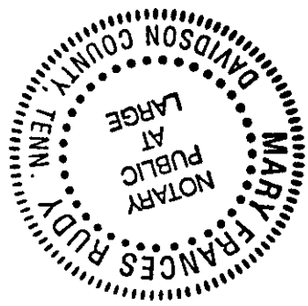
I, , a Notary Public of the County and State first above written, do hereby certify that Tyrecca Denise Bowers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of September, 2003.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903