#5942
Box 13

Davidson County DEEDWARR
Recvd: 09/23/03 16:26 2pgs
Fees:13.00 Taxes:451.40
20030923-0140958

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

KC K
Affiant

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of September, 2003.

Notary Public

My Commission Expires: 5/28/04 My Commission Expires MAY 28, 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Muzefak Yassin
1333 Barnes Road
Antioch, Tennessee 37013

SEND TAX BILLS TO: American Mortgage Network
11675 RAINWATER DR. Bldg. 500, suite 650
Alpharetta, GA. 30004

MAP-PARCEL NUMBERS:
172-08-0-A-002

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, **Caroline B. Isbey and husband, Allen L. Russell*** hereinafter referred to as Grantors, hereby transfers and conveys to **Muzefak Yassin** hereinafter referred to as Grantee, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 2 on the Plan of Hunters Branch, Section One, a Planned Development, as of record in Book 6250, page 513, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Caroline B. Isbey by Warranty Deed from James Brett McFarland and wife, Christie Dawn McFarland of record in Book 11218, page 100, Register's Office for Davidson County, Tennessee, dated November 13, 1998.

*Allen L. Russell, husband of Caroline B. Isbey, joins in this instrument to convey any and all interest he has is said property.

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 6250, Page 513, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6601, Page 7, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6632, page 429, Register's Office for Davidson County, Tennessee.

Charter of record in Book 6632, page 425, Register's Office for Davidson County, Tennessee.

Deed of common areas to HOA in Book 612, page 885, Register's Office for Davidson County, Tennessee.

P.U.D. Boundary in Book 6250, page 512, 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 1333 Barnes Road, Antioch, Tennessee 37013.

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 12th day of September, 2003.

Caroline B. Isbey

Caroline B. Isbey

Allen L. Russell

Allen L. Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caroline B. Isbey and husband, and Allen L. Russell, 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 12th day of September, 2003.

Notary Public

My Commission Expires: 11-7-2005

DONALD R. BARRETT, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

09295-BP