40-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,518.00

Muhammad Al-Kaylani
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of September, 2003.

ANDREW B. GIBSON Notary Public At Large DAVIDSON COUNTY, TN My Commission Expires July 21, 2007

Notary Public

My Commission Expires: 7/21/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 09/24/03 16:31 2pgs
Fees:13.00 Taxes:1111.92
20030924-0141880

ADDRESS NEW OWNER(S) AS FOLLOWS:
Muhammad M. Al-Kaylani and Nadia K. Al-Guboori
5420 Brownstone Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 171-040-A-039.00CO

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, **Phillip A. Gelda and wife, Denise B. Gelda** hereinafter referred to as Grantors, hereby transfers and conveys to **Muhammad M. Al-Kaylani and wife, Nadia K. Al-Guboori** hereinafter referred to as 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. 84 on the Plan of Brownstone Subdivision, Section One, a Planned Unit Development, of record in Plat Book 9700, Page 496 and 497, 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 Phillip A. Gelda and Denise B. Gelda by Warranty Deed from Pulte Homes Tennessee Limited Partnership, A Nevada Limited Partnership of record in Book 11407, Page 105, Register's Office for Davidson County, Tennessee, dated March 29, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 496 and 497, Register's Office forDavidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10658, Page 952, Book 11276, Page 618, and at Instrument No. 2001 011800 05696, Register's Office forDavidson County, Tennessee.

HOA Charter of record in Book 10659, Page15, Register's Office forDavidson County, Tennessee.

Conveyance of Common Area of record at Instrument No. 2001 07190 76872, Register's Office forDavidson 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 5420 Brownstone Drive, Brentwood, Tennessee 37027.

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 23rd day of September, 2003.

Phil A. Gelda

Phillip A. Gelda

Denise B Gelda

Denise B. Gelda

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 Phillip A. Gelda and Denise B. Gelda, 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 23rd day of September, 2003.

Notary Public

My Commission Expires: 11/2/07

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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