WARRANTY DEED

R-CR-03-0000

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-19-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 NUMBERS
Hamidullah Durani	Same	
Flora Maxwell Raod	(NAME) 5557 Nevil Point	147-7-132
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Brentwood, TN 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 TYRECA BOWERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HAMIDULLAH DURANI, 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:

Being the easterly 50 feet of Lot No. 24 and the westerly 25 feet of lot No. 25 on the Plan of Chester Maxwell Subdivision, Dot, not of record, described as follows:
Beginning on the southerly margin of Flora Maxwell Avenue 75 feet west of the northwest corner of the property conveyed to Morris Lavine etux, by deed of record in Book 3341, Page 321, Register's Office for said County; thence southwardly 160 feet, more or less, being the southeast corner of the property in question; thence northwestwardly 75 feet to a point; thence northwardly 142 feet, more or less, to the southerly margin of Flora Maxwell Avenue; thence with the same eastwardly 75 feet to the beginning.

Being the same property conveyed to Reuben Ridley and wife Josephine Ridley by Installment Deed dated 11-23-65 and filed for record on 12-2-65 in Book 3964, Page 553, Register's Office for Davidson County, Tennessee.

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

Reuben Jackson Ridley and wife Josephine Ridley are deceased. The within named Grantor, Tyrecca Bowers being their only Heir at Law according tothe Affidavit of Heirship filed of record in Instrument # 20031002-0145756 Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as Flora Maxwell Raod, Nashville, Tennessee 37211
(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 26th day of September, 2003.

Tyrecca Bowers

Davidson County DEEDWARR
Recvd: 10/02/03 13:51 2pgs
Fees:13.00 Taxes:14.80

20031002-0145757

STATE OF Tennessee

COUNTY OF Davidson

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

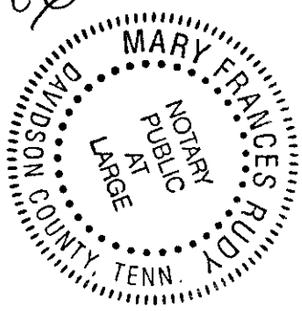
Witness my hand and official seal, this the 26th day of September, 2003.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903