| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Mohammad Shokri | Suntrust Mortgage, Inc. | Map 105-04-0 |
| 206 Wheeler Drive | 201 Fourth Ave N. 7th Floor | Parcel 179.00 |
| Nashville, TN 37211 | Nashville, TN 37219 | 11624 26b |

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jerreldene Charles Kelly and Karen A. Hawkins** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Mohammad Shokri, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot 42, as shown on the map entitled Trimble's Plan of National Hill, of record in Plat Book 21, page 121, Register' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to John Crawford, an unmarried person, by deed from Bridgett M. Davis of record as Instrument No. 20010629-0068940, Register's Office for Davidson County, Tennessee. The said John Crawford having since died. The Will of John Alexander Crawford filed with the Davidson County Probate Court Clerk's Office in Probate Docket No. 02P-2049 devised the subject property to Jerreldene Charles Kelly and Karen A. Hawkins, as their interest may appear.**

**This description is the same as was used in the last deed of record.**

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 21, page 121, said Register's Office.

This is improved property commonly known as 1267 Lewis Street, Nashville, Tennessee 37210.

Davidson County DEEDWARR
Recvd: 10/06/03 15:25 3pgs
Fees:18.00 Taxes:185.00
20031006-0147637

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $50,000.00.**

Mohammad Shoaib
**Affiant**

**Subscribed and sworn to before me this 26th day of September, 2003.**

**Notary Public**

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

**My Commission Expires:**_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of September, 2003.

Jerreldene Charles Kelly

Karen A. Hawkins
by Shay Hawkins Attorney in fact
Karen A. Hawkins
By: Shay Hawkins, Attorney in Fact

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

On this 26th day of September, 2003, before me personally appeared Shay hawkins, to me known to be the person who executed the foregoing instrument on behalf of Karen A. Hawkins and who acknowledged that they executed the same as the free act and deed of the said Karen A. Hawkins.

**WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of September, 2003.**

**NOTARY PUBLIC**

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2003

**My Commission Expires:**

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

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, the undersigned personally appeared Jerreldine Charles Kelly with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

**WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of September, 2003.**

NOTARY PUBLIC

My Commission Expires:

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2003