WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,051.00

NOTARY PUBLIC AT LARGE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2003.

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/08/03 15:03 2pgs
Fees:13.00 Taxes:281.39

20031008-0149568

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita J. Chhajed	Union Planters Bank	51-8-124
(NAME)	(NAME)	
119 East Due West Avenue	1900 Charles Bryan Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Cordova, TN 38016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Abdul Al Timimi and wife, Fatima Al Shaabon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rita J. Chhajed, an unmarried person, HEREINAFTER CALLED THE 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. "E", on the Plan of Due West Montague, as shown on plat of record in Plat Book 421, Page 152, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Abdul Al Timimi and wife, Fatima Al Shaabon, by deed, from Ronald R. Smith and wife, Elizabeth A. Smith, dated December 28, 1994, as of record in Book 9560, Page 103, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 119 East Due West Avenue, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 1st day of October, 2003.

ABD

Abdul Al Timimi

Fatima Alshaabon

Fatima Al Shaabon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

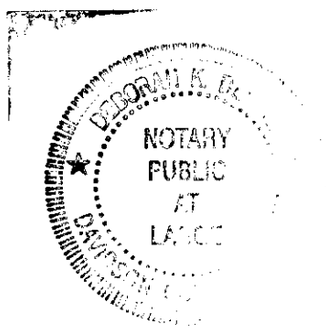
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Abdul Al Timimi and Fatima Al Shaabon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of October, 2003.

Commission expires: November 27, 2004

Deborah K. Devine

Deborah K. Devine Notary Public



Return to
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#871