PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (GJ) Title No: 45162

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/31/03 11:37 2pgs
Fees:13.00 Taxes:547.60
20031031-0160190

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ali A. Ahmad 5724 Cedar Ash Crossing Antioch, Tennessee 37013	SunTrust Mortgage 901 Semmes Avenue Richmond, VA 23224

TAX MAP-PARCEL NUMBERS: 164-13-050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$148,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Arjaree Anavachagul , unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ali A. Ahmad** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 262 on the Plan of Asheford Crossing Section One of record in Book 7900, page 937, Register's Office for said County, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Mong Khoul Dewaratanawnich and Argaree Anavachagul by deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Book 10270, page 741, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10741, page 521, Register's Office for said County. Mong Khoul Dewaratanawanich, also known as Mong Khoul Dewaratanawhnich conveyed his interest in subject property to Argaree Anavachagul.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 937, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900, Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10640, page 941, Book 10717, page 97, Book 11455, page 769, By Law in Book 9651, page 925, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5724 Cedar Ash Crossing, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of October, 2003 .

Arjaree Anavachagul

State of TENNESSEE
County of WILLIAMSON

On this 29th day of October, 2003, before me the undersigned authority, personally appeared **Arjaree Anavachagul** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $148,000.00

Affiant

Sworn and subscribed before me this 29th day of October, 2003

My Commission Expires: 7/29/07

Notary Public

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN