File [redacted]70165

Davidson County DEEDWARR
Recvd: 12/04/03 14:57 2pgs
Fees:13.00 Taxes:586.45
20031204-0174767

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nijirvan Abdullah	NEW OWNER	Map: 148-13-176
(NAME)	(NAME)	Parcel:
350 Strasser Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **R. GLENN WALDEN,** a married man, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **NIJIRVAN ABDULLAH**, married, hereinafter called the GRANTEE, his 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 all of Lot No. 85, on the Plan of Fairlane Park, as shown by plat appearing of record in Plat Book 2331, Page 108, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to R. Glenn Walden by Warranty Deed dated May 12, 2000 of record in Instrument No. 20000516-0049182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 2498, Page 571 and in Book 2548, Page 355, any and all matters shown on plat of record in Plat Book 2331, Page 108; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Melissa Diane Walden, spouse of R. Glenn Walden, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved ( )
This is improved (X) property, known as 350 Strasser Dr., Nashville, TN
(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, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 1st day of December, 2003.

R. Glenn Walden

Melissa Diane Walden

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared R. Glenn Walden and wife, Melissa Diane Walden, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of December, 2003.

Eileen Strange

Notary Public

My Commission Expires: _____

(SEAL)

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 06, 2006

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217