FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42679

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/03 13:51 2pgs
Fees:13.00 Taxes:244.94

20031229-0183182

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$66,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd day of December, 2003.

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sulton M. Siddiqi et ux	SAME	117-3-B-69
1315 Gartland Avenue		7DA 80136
Nashville, TN, 37206		

FOR AND IN 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, I/WE,

Daniel P. McGrath and wife, Patricia M. McGrath

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sulton M. Siddiqi and Mouzon W. Siddiqi

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 Unit No. E-6 in a Horizontal Property Regime, which is located on the revised plat of Villager Condominium, of record in Book 5200, page 154, said Register's Office, as revised in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel P. McGrath and wife, Patricia M. McGrath by Quitclaim Deed from Michael G. McGrath, of record in Instrument Number 20021227-0159674, Register's Office for Davidson County, Tennessee and being the same property conveyed to Daniel P. McGrath and Michael G. McGrath by deed from Donald D. Henry, Sr., and Edith L. Shutt, of record in Book 9451, page 404, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2601 Hillsboro Road, #E-6, Nashville, TN 37212

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 22nd day of December, 2003

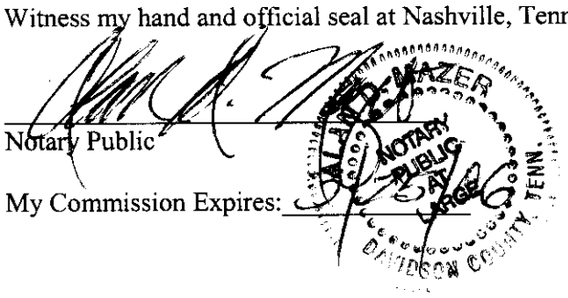
Daniel P. McGrath

Patricia M. McGrath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Daniel P. McGrath and wife, Patricia M. McGrath, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2003



Notary Public

My Commission Expires: _____