Davidson County DEEDWARR
Recvd: 01/12/04 09:08 2pgs
Fees:13.00 Taxes:377.40

20040112-0004277

File #200320512

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00.

Martha D. Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wasif S. Wasif and Olfat I. Nashed | National Bank of Commerce | Map: 135-14-C-23.00 |
| (NAME) 629 Ransom Village | (NAME) P.O. Box 30046 | Parcel: |
| (ADDRESS) Nashville TN 37013 | (ADDRESS) Durham, NC 27702-3046 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **MARTHA D. ROBINSON, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **WASIF S. WASIF AND OLFAT I. NASHED, HUSBAND AND WIFE,** 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 all of Lot No. 23, on the Plan of Ransom Village, R15 Residential P.U.D., as shown by plat appearing of record in Plat Book 7900, Pages 833 and 834, 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 Martha D. Robinson, unmarried, by Warranty Deed dated December 19, 1995 of record in Book 9896, Page 10, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 9525, Page 187, amended of record in Book 9647, Page 72; By-Laws of record in Book 9525, Page 210; Easement of record in Book 9653, Page 153; any and all matters shown on plat of record in Plat Book 7900, Pages 833 and 834; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( x ) property, known as 629 Ransom Village, Nashville, TN 37013
(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 Grantors covenant with the said GRANTEES 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 Grantees 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 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 our hands this 31st day of December, 2003.

Martha D. Robinson

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Martha D. Robinson, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of December, 2003.

Notary Public

My Commission Expires: 


(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064