RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42680**

Davidson County DEEDWARR
Recvd: 02/06/04 11:42 2pgs
Fees:13.00 Taxes:333.00
20040206-0014718

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$90,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/26/05

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

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
HEKMAT A. MUTAFA and **IWAZ M. BARWARI** **90 Thompson Lane** **Nashville, TN 37211**	**NEW OWNER**	**119-10-93** **6DA 32586**

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 **WE, TERESA TAYLOR and JOHN DILLARD, aka JOHN DILLON, Legatees of ALEEN H. HARDISON, deceased**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEKMAT A. MUSTAFA and IWAZ M. BARWARI, 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 Lot No. 74 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, page 89, Register's Office for said County.

Said Lot No. 74 fronts 75 feet on the north side of Thompson Lane and runs back 228 feet on the east line and 243 feet on the west line, to a dead line, on which it measures 76.5 feet.

Being the same property conveyed to Oliver F. Hardison and wife, Aleen H. Hardison by deed from William Roth and wife, Mary Spain Roth, of record in Book 3315, page 151, Register's Office for Davidson County, Tennessee. The said Oliver F. Hardison and wife, Aleen H. Hardison having since died. The Will of Aleen H. Hardison, submitted to and confirmed by the Seventh Circuit Court of Davidson County, Tennessee in Case No. 04P28, conveys the subject property to Grantors.

Unimproved ( )
This is improved (X) property known as 90 Thompson Lane, Nashville, Tennessee 37211

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 our hands this 30th day of January, 2004.

X _____ X _____

TERESA TAYLOR **JOHN DILLON**

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 TERESA TAYLOR and JOHN DILLON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30TH of January, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE