19910

Davidson County DEEDWARR
Recvd: 02/26/04 14:52 2pgs
Fees:13.00 Taxes:431.05

20040226-0022072

Box 36
(2)

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Return TO:
American Mortgage Closers, LLC
5110 Maryland Way
Suite 320
Brentwood, TN 37027

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $116,500.00.

Affiant

Subscribed and sworn to me on February 21, 2004.

NOTARY PUBLIC

HOLLY LEIGH GRIMM NOTARY PUBLIC AT LARGE Williamson County TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Jerry H. Crews
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19910SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sitar Hasan Suleyman Zehra Tahir Salman 336 Glenpark Drive Nashville, TN 37217	Same address	120-5-190

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles Herman Williams, a widower, devisee under the Last Will & Testament of Murl Dean McDonald Williams, deceased (only heir of Andy Francis McDonald and Lucy B. McDonald, both deceased) in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Sitar Hasan Suleyman and Zehra Tahir Salman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5D-14, on the Plan of Section 5D, Glengarry Park, as of record in Book 3600, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andy Francis McDonald and wife, Lucy B. McDonald by deed from Cumberland Valley Builders of record in Book 3806, page 417, Register's Office for Davidson County, Tennessee. The said Andy Francis McDonald having predeceased Lucy B. McDonald. The said Lucy B. McDonald having since died and devised the subject property to Murl Dean McDonald Williams, her daughter and Sole Heir at Law. The said Murl Deal McDonald Williams having since died. Further, The Last Will and Testament of Murl Dean McDonald Williams, filed in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, Docket No. 04P-256, devised the subject property to Charles Herman Williams, her husband.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 3600, page 36, Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants of record in Book 3675, page 278, Register's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 336 Glenpark Drive, Nashville, TN 37217.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his 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 on February 19, 2004.

Charles Herman Williams

Charles Herman Williams

By: Ronny Anthony Williams

Ronny Anthony Williams, Attorney-In-Fact

Attorney-in-Fact

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 RONNY ANTHONY WILLIAMS, 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 on behalf of CHARLES HERMAN WILLIAMS, as his Attorney in Fact, as the free act and deed of the within named CHARLES HERMAN WILLIAMS.

Witness my hand and official seal on February 19, 2004.

Jeremy H Cherry

NOTARY PUBLIC

My Commission Expires: May 30, 2007

JEREMY H. CHERRY NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE