RE-RECORDED TO CORRECT NAME OF GRANTEE AND ADD/CORRECT TAX BILL RECIPIENT

**WARRANTY DEED**

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 116,990.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF SEPTEMBER, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Roberto T. Romero-Tellez and ~~Benilda~~ Benilde Romero-Tellez | nBANK, N.A. | MAP:62-2A |
| 2778 Riverbend Drive | 1255 Lakes Parkway, #201 | Parcel:214CO |
| Nashville, TN 37214 | Lawrenceville, GA 30043 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**AHMED Y. MOHAMMED AND WIFE, IKRAM A. ABDURAHMAN**

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

**ROBERTO T. ROMERO-TELLEZ AND ~~BENILDA~~ BENILDE ROMERO-TELLEZ, BOTH UNMARRIED,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is imnproved property known as 2778 Riverbend Drive, Nashville, TN 37214

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 2nd day of September, 2003.

Ahmed Y. Mohammed
Ahmed Y. Mohammed

Ikram A. Abdurahman By Ahmed Y. Mohammed. attorney in fact
Ikram A. Abdurahman

STATE OF TENNESSEE
COUNT OF WILLIAMSON

On the 2nd day of September, 2003, before me personally appeared Ahmed Y. Mohammed to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ikram A. Abduraham and acknowledged that she executed the same as the free act and deed of said Ikram A. Abduraham.

Witness my hand and official seal at Brentwood, Tennessee.

Notary Public_____ My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Ahmed Y. Mohammed, the bargainor(s) 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 Brentwood, Tennessee , this 2nd day of September, 2003.

Notary Public_____ My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

**RE-RECORD**

Davidson County DEEDWARR
Recvd: 03/09/04 10:18 2pgs
Fees:12.00 Taxes:0.00

20040309-0026759

Davidson County DEEDWARR
Recvd: 09/10/03 10:54 2pgs
Fees:13.00 Taxes:432.86

[redacted]

20030910-0132102

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 337 of the subdivision of River Trace Estates, Phase I, Section 3 of record in Plat Book 6900, Page 615, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ahmed Y. Mohammed and wife, Ikram A. Abdurhman by Warranty Deed from Kyle Duane Thomas and Gerilyn Thomas, husband and wife, recorded July 21, 1999 in Book 11580, Page 950, Register's Office for Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Ikram A. Abduraham pursuant to a power of attorney executed by the same on the 08/29/2003, and being filed for in Instrument # 20030910-0132103, Register's Office for Davidson County, Tennessee.