THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO: New Owner
Musa Khaja
5424 Oak Chase Drive
Antioch, TN 37013

MAP PARCEL NUMBERS
173-04A-304

Davidson County DEEDWARR
Recvd: 06/03/04 16:00 2pgs
Fees:13.00 Taxes:758.50
20040603-0065676

WARRANTY DEED

THIS INDENTURE, made and entered into this **28TH** day of **May, 2004** by and between **David H. Puckett and Cheryl M. Puckett, husband and wife**, party of the first part, and **Musa Khaja,** Unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$205,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

Land in Davidson County,Tennessee, being Lot No. 248 on the plan of Oak Highlands, Phase Three, 1st Revision, a Planned Unit Development, of record in Instrument Number 20020122-0008284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to David M. Puckett and wife, Cheryl M. Puckett by Warranty Deed from S & Y Construction, a Sole Proprietorship, of record in Instrument Number 200306040076496, dated 5-30-03, and recorded 6-4-03, Register's Office for Davidson County, Tennessee.

The improved property is also known as 5424 Oak Chase Drive; Antioch, TN 37013.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

David H. Puckett

Cheryl Puckett
Cheryl M. Puckett

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David H. Puckett and Cheryl M. Puckett, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **28th** day of **May, 2004.**

My commission expires 1-27-07

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$205,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **28th** day of **May, 2004.**

PROPERTY ADDRESS:
5424 Oak Chase Drive
Antioch, TN 37013

1-27-07