Box 13 #8042

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mahmmud Maiy	Countrywide Home Loans, Inc.	133 - 79
(NAME)	(NAME)	
4841 Jonquil Drive	2021 N. Gallatin Rd. Ste. 292	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Chimen Abdullgafoor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mahmmud Maiy and Suad Abdulla, 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 part of Curtis E. Boylin property, now the M.D. Hale Property, described as Tract "C" in a survey by Hickerson-Miller Surveyors, dated November 9, 1956, and described in Book 5438, page 300, Register's Office, Davidson County, Tennessee, as follows:
Beginning at an iron pin 593.1 feet southerly from Paragon Mills Road on the westerly margin of Jonquil Drive; thence south 89 deg. 45' west 197.6 feet to an iron pin; thence north 2 deg. East 516 feet to a concrete monument; thence south 31 deg. 30' east 90.2 feet to an iron pin; thence south 19 deg. 30' east 157.6 feet, crossing a pond to an iron pin; thence south 8 deg. 30' west 85 feet to a point; thence south 81 deg. 30' east 120 feet to a point in the westerly margin of Jonquil Drive; thence along the westerly margin of said Drive south 8 deg. 30' west 189 feet to the point of beginning.

Being the same property conveyed to Chimen Abdullgafoor, by deed of record in Instrument No. 20030917-0137214, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4841 Jonquil Drive, Nashville, TN 37211

(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 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.

Davidson County DEEDWARR
Recvd: 06/09/04 12:10 2pgs
Fees:13.00 Taxes:587.93
20040609-0068217

Witness my hand this 4th day of June, 2004.

Chimen Abdullgafoor

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 Chimen Abdullgafoor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of June, 2004.

Commission expires: May 28, 2006

Notary Public

