This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1040113

Davidson County DEEDWARR
Recvd: 07/12/04 13:38 3pgs
Fees:18.00 Taxes:625.30
20040712-0082626

Send Tax Bills To:

Mohamed A. Salama
2137 Forge Ridge Circle
Nashville, TN 37217

New Owner is:
2137 Forge Ridge Circle
Nashville, TN 37217

MAP: 135-06-0-A-10.00 CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dhaval Patel and wife, Priya Patel**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Yasmin A. Salman and Mohamed A. Salama**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Exhibit "A"

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

Being Lot No. 10, on the Plan of Resubdivision of Lot 1, Forge Ridge, of record in Plat Book 9700, page 295 and 296, Register's Office for Davidson, County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dhaval Patel and wife, Priva Patel from Frank Batson Quality Homes, Inc. by Warranty Deed dated Aungust 31, 2001 and recorded September 04, 2001 at Instrument No. 20010904-0095562, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 10284, Page 97 and Book 10284, Page 958; Easements of record in Book 10757, Page 488; Book 1083, Page 274; and Book 1129, Page 253; and all matters of record on plat in Plat Book 9700, Page 295 and 296 and Book 10318, Page 880, Register's Office for Davidson County.

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

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of June, 2004.

GRANTOR:

Dhaval Patel

Priya Patel by:

Priya Patel

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dhaval Patel and wife, Priya Patel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of June, 2004.

Notary Public

My Commission Expires: 9-22-07

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $169,000.00.

X
Affiant

SWORN TO and subscribed before me this 14 day of June, 2004.

NOTARY PUBLIC

My commission expires:
9-22-07

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN