WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 305
NASHVILLE, TN 37215

BOX 10-A

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel L. Thompson	Charter One Mortgage	119-13-229
(NAME)	(NAME)	
1502 Clairmont Place	P.O. Box 5204	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Glen Allen, VA, 23058	
(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, Mohammad Abulaban, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel L. Thompson and wife, Mara E. Thompson, 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 Lot No.118, 119 and the westerly half of Lot No. 120 on the Map of College Heights of record in Plat Book 332, Page 19, Register's Office for said County, Tennessee.

Said Lot Nos. 118 & 119 and the westerly part of Lot No. 120 fronts together 125 feet on the southerly side of Radnor Street and run back between parallel lines 169 feet to an alley.

Included in description but expressly excluded from conveyance is Lot No.118 on the Map of College Heights of record in Plat Book 332, Page 19, Register's Office for said County, Tennessee.

Being part of the same property conveyed to Mohammed Abulaban, married, by deed of record in Instrument No. 20040218-0018988 Register's Office for Davidson County, Tennessee.

Maha Abulaban joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

This instrument is executed on behalf of Maha Abulaban by Mohammad Abulaban as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

SEE EXHIBIT "A" FOR INDEMNIFICATION LETTER.

unimproved ☐

This is improved ☒ property, known as 467 Radnor Street, 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: 07/19/04 14:02 3pgs
Fees:18.00 Taxes:388.50
20040719-0085933

Witness my hand this 16th day of July, 2004.

Mohammad Abulaban

Maha Abulaban

By Mohammad Abulaban
her 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 Mohammed Abulaban 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2004.

Commission expires: May 28, 2006

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires MAY 28, 2006

State of Tennessee
County of Davidson

On this the 16th day of July, 2004, before me personally appeared Mohammad Abulaban, the person who executed the foregoing instrument on behalf of Maha Abulaban and acknowledged that she executed the same as the free act and deed of the said Maha Abulaban, through Power of Attorney granted he by the said Maha Abulaban.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2004.

Commission expires: 5/28/2006

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires MAY 28, 2006

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

LandAmerica Lawyers Title

EXHIBIT "A"

424 Church Street, Suite 950
Nashville, Tennessee 37219
615-244-0678
Fax 615-244-2896

July 14, 2004

Chicago Title Insurance Company
c/o Premier Escrow, LLC
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

RE: Policy issued by Lawyers Title Insurance Corporation
Policy #: A75-2114008
Insured: Mohammed Abulaban

To Whom It May Concern:

I have been requested to issue a letter of Indemnification from Lawyers Title Insurance Corporation (LTIC) to insure Chicago Title Insurance Company (Chicago) for potential loss or damage which may arise from the following matters:

1. Judgment of record in Instrument No. 20040212-0017040, Register's Office for Davidson County, Tennessee.

In consideration of Chicago agreeing to insure the property described in said policy notwithstanding the above-mentioned matter, LTIC does hereby agree to indemnify on demand and proof of loss Chicago with respect to the above referenced matter.

The indemnification is given with the understanding that should a claim be asserted against the property pertaining to the above referenced matter, that LTIC will be promptly notified by Chicago and LTIC shall have the right to retain counsel to defend or assist in the defense of any such claim and to take such further action as may be required to remove the claimed flaw. Liability under the policy to be issued by Chicago is prerequisite to payment under the indemnification.

Sincerely,

LAWYERS TITLE INSURANCE CORPORATION

Theresa K. Bradley, J.D.
Underwriter