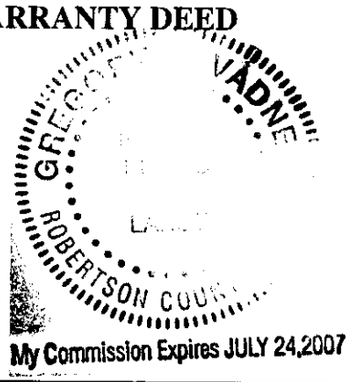
# WARRANTY DEED




My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: SAME AS NEW OWNER | MAP-PARCEL NUMBERS |
|---|---|---|
| Rasheed Ali | ~~Commerce Mortgage Group, LLC~~ | MAP 090-120 |
| (NAME) | (NAME) | |
| 558 Annex Avenue | ~~611 Commerce Pl., #2709~~ | PARCEL 34400 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37209 | ~~Nashville, TN 37203~~ | |
| (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, Bakhtiar H. Hawramy and Shukria H. Hawramy, Husband & Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rasheed Ali and wife, Shawbo Qader

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:

Schedule A - Legal Description

Property located at 558 Annex Avenue, Nashville, Davidson COunty, Tennessee 37209 AND:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Charlotte Park Annex of record in Book 3700, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete legal description of metes and bounds.

Being the same property conveyed to Bakhtiar H. Hawramy and Shukria H. Hawramy by deed dated 09/29/00, from Raymond C. Tidwell and wife, Teresa K. Tidwell, filed for record on 10/02/00, in Instrument No. 20001002-0097227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) any and all restrictions and easement (2) All applicable governamental and/or zoning regulations (3) taxes that have been pro-rated as of the date of closing and assumed by Grantee herein.

unimproved ( )
This is improved ( X ) property, known as 558 Annex Avenue, Nashville, Tennessee 37209
(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.

Witness our hand s this 21st day of July 2004

Bakhtiar H. Hawramy

Shukria H. Hawramy

Davidson County DEEDWARR
Recvd: 07/28/04 09:34 2pgs
Fees:13.00 Taxes:370.00

20040728-0090037

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 Bakhtiar H. Hawramy and Shukria H. Hawramy

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 21st day of July, 2004.

Commission expires AT LARGE

Notary Public

GREGORY L. ADAMS NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF My Commission Expires JULY 24,2007

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public