Davidson County DEEDWARR
Recvd: 07/28/04 09:49 2pgs
Fees:13.00 Taxes:536.50

20040728-0090076

WARRANTY DEED

B-FM-04-6416

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me this 22nd DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie M. Avitabile	Aegis Mortgage Corporation	
6416 Paddington Way	(NAME) 5208 West Reno, Suite 255	151-9-A-137 CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Oklahoma City, OK 73127-1330	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AHMAD T. WAHIDI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIE M. AVITABILE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 137 on the Plan of Long Hunter Chase, Phase I, Section 2, of record in Plat Book 9700, page 638, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Ahmad T. Wahidi by Warranty Deed executed November 7, 2003 and filed for record on November 14, 2003 in Instrument Number 20031114-0166522, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Barry Construction Company by Deed dated December 1, 1994, filed for record on December 1, 1994 in Book 9534, Page 913, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 9433, Page 953, in the Register's Office for Davidson, Tennessee.

PUD Boundary Plat of record in Book 7900, page 595, Register's Office for Davidson County, Tennessee.

Conveyance of Commons Area of record in Book 9432, page 792, Register's Office for Davidson County, Tennessee.

Easements of record in Deed Book 2336, page 532, Book 2338, page 466, Book 4428, page 568, Book 4717, page 515, Book 4446, page 423, and Book 4535, page 351, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

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

unimproved ( )
This is improved (X) property, known as 6416 Paddington Way, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 22nd day of July, 2004.

Ahmad T. Wahidi

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Ahmad T. Wahidi personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of July, 2004.

_____
Notary Public

My Commission Expires: 7-19-08

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of _____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on _____ and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, _____.

_____
NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

2012 21st Avenue South, Nashville TN 37212