This instrument prepared by:
, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-622518**

REGISTRAR, RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, S. 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 09/20/04 15:12 3pgs
Fees:18.00 Taxes:443.63
20040920-0113102

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fifteenth day of September, 2004**, by and between **Meran S. Adbullah, a married person and Suad Suphi Abdulla, a ~~single~~ married person**, parties of the first part, and **Janice Ford**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 95, FOREST VIEW PARK, SECTION V, PHASE II, as shown on plat of record in Plat Book 6250, Page 458, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Meran S. Adbullah, a married person and Suad Suphi Abdulla, a single person by Warranty Deed from Donald W. Ragin and wife, Jackqueline Ragin, recorded the 28th day of September, 1998 in Deed Book 11128, Page 690 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated ans assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **150-09-0 167.00**
X Improved OR
Unimproved property located at: **3029 Cedarcliff Court, Antioch, Tennessee 37013**

Eva Abdullah joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **Eva Abdullah** may have in the above captioned property by virtue of **her** marriage to **Meran S. Abdullah**, but the said **Eva Abdullah** does not join in the covenants and warranties of this conveyance.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

Nazar Rekany joins in the execution of this deed for the sole purpose of relinquishing any right,title or interest he may have in the above captioned property by virtue of his marriage to Suad Suphi Abdulla, but he does not join in the covenants and warranties of this conveyance.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Suad Suphi Abdulla

Eva Abdullah

Meran S. Abdullah by Attorney in Fact Eva Abdullah, his attorney in fact

NazarRekany

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Suad Suphi Abdulla,** ~~a single person~~ to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.*and Eva Abdullah and Nazar Rekany.

Witness my hand and Notarial Seal this **Fifteenth day of September, 2004.**

Notary Public

My Commission Expires: _____

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Eva Abdullah to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Meran S. Abdullah as his attorney in fact and acknowledged that she executed the same as the free Act and Deed of said Meran S. Abdullah.

Witness my hand and Notarial Seal this Fifteenth day of September, 2004.

Meran S. Abdullah, Special Power of Attorney of record at Instrument No. **20040915-0111422**, R.O.D.C., TN

Notary Public

My Commission Expires:

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

****

Owner's Name: **Janice Ford**

and Address: **3029 Cedarcliff Court**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**119,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sharon L. Riney
Affiant

Subscribed and sworn to before me this **Fifteenth day of September, 2004.**

Catherine C. Birmingham
Notary Public

My Commission Expires: _____

CATHERINE C. BIRMINGHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005