This instrument prepared by:
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Cynthia Gore
File No.: 16157.2004

Davidson County DEEDWARR
Recvd: 09/24/04 08:28 2pgs
Fees:13.00 Taxes:260.85
20040924-0115241

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Amin Nabi	**same**	**119-06-0-108.05**
5532 Nevil Point		
Brentwood, TN 37027		

WARRANTY DEED

For and in 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, **Sondra Gaye Isbell Kelly, unmarried**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Amin Nabi**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Sterling Heights, Section 7, as of record in Book 3600, page 2, Register's Office for said County.
>
> Said Lot No. 230 fronts 80 feet on the westerly margin of Sterling Boone Drive and extends back 227.26 feet on the southerly margin and 221.13 feet on the northerly margin to a dead line in the rear which measures 80.07 thereon.
>
> Being the same property conveyed to Sondra Gaye Isbell Kelly (Gaye Isbell Kelly, Gayle Isbell Kelly and Sondra Gaye Isbell Kelly are one and the same person) by deed from William P. Kelly (the said William P. Kelly by Quitclaim Deed from Pamela G. Kelly in Book 5394, page 386, RODC, TN) of record in Book 5854, page 197, RODC, TN and as to the reconveyance of a 1/3 interest by deed of record in Instrument No. 20020402-0039429 and Instrument No. 20040720-0086201, RODC, TN.

SUBJECT TO THE FOLLOWING:

1. 2004 Taxes are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Plat Book 3600, page 2, RODC, TN.
3. Subject to any and all building and zoning regulations of City, County and State.
4. Subject to notes on Plan of record.
5. Any and all visible easements on and across said property.

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 I COVENANT with the said Grantee(s) that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

This ( ) unimproved (X) improved property is known as: 2609 Sterling Boone Drive, Nashville, TN 37210

WITNESS OUR HAND(S) THIS 21st DAY OF SEPTEMBER, 2004 IN ~~FRANKLIN~~ Nashville, TENNESSEE.

Sondra Gaye Isbell Kelly
SELLER: Sondra Gaye Isbell Kelly

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary for said State and County, Sondra Gaye Isbell Kelly, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21st day of September, 2004 in ~~Franklin~~ Nashville, TN.

Leigh Anne Taylor Sailors
Notary Public

My Commission Expires: 8-12-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 21st day of September, 2004, in ~~Franklin,~~ Nashville, Tennessee.

Leigh Anne Taylor Sailors
Notary Public

My Commission Expires: 8-12-06

TNJ/cg/16157.2004