FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2004

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jalal Wahidi	SouthTrust Mortgage Corporation	Map 51
1530 Saunders Ave.	210 Wildwood Pkwy., Ste. 100	Group 14-0-A
Madison, TN 37115	Birmingham, AL 35209	Parcel 37 CO

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, we

Buddy Dunn Contractors, L.P.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jalal Wahidi and wife, Zarlasht Kwaga Wahidi and A. Khaliq Wahidi, married, as joint tenants with right*
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:

Being Lot No. 37, on the Plan of Oakwood Estates of record in Instrument 200005050045404, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Buddy Dunn Contractors, L.P., a Tennessee limited partnership, by deed from Genell M. Wynn, Iris R. Wynn, Cynthia Wynn Ferguson, and James Gary Wynn, of record in Book 11688, Page 290, dated September 30, 1999, and re-recorded in Instrument 200007130069425, and by deed from Richard M. Ferguson and wife, Cynthia Wynn Ferguson, of record in Book 11688, Page 296, dated September 30, 1999, and re-recorded in Instrument 200007130069426; and by Quitclaim Deed from Genell M. Wynn and husband, J.B. Wynn, James Gary Wynn and wife, Deborah L. Wynn, Iris R. Wynn, unmarried, and Cynthia Wynn Ferguson and husband, Richard M. Ferguson, of record in Book 11694, Page 143, dated September 30, 1999, and re-recorded in Instrument 200007130069427, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 200007130069428 and Instrument 200010020096900, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 200005050045404, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1530 Saunders Ave., Madison, TN 37115

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 my hand this 13th day of October, 2004.

Buddy Dunn Contractors, L.P.

BY: Buddy Dunn
Buddy Dunn, General Partner

Davidson County DEEDWARR
Recvd: 10/14/04 11:05 2pgs
Fees:13.00 Taxes:573.50

20041014-0123843

*of survivorship

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 Buddy Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and upon his/her oath acknowledged himself/herself to be the General Partner of Buddy Dunn Contractors, L.P., the within named bargainor, and that he/she as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Buddy Dunn Contractors, L.P., by the said Buddy Dunn, as such General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of October, 2004.

My Commission Expires: 01/29/05

Notary Public

