Davidson County DEEDWARR
Recvd: 10/20/04 09:41 2pgs
Fees:13.00 Taxes:93.82
20041020-0125992

WARRANTY DEED
IN LIEU OF FORECLOSURE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,358.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF October 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: September 2008

THIS INSTRUMENT PREPARED BY:	Richard R. Hedgepath, Sr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Gary C. Duke	Same	91-6-265
7425 Lakeview Dr.		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MOHAMMED M. ISLAM**, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY C. DUKE**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING Lot No. 1413, in Block 12, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1413 fronts 25 feet on the northerly side of Tennessee Avenue and extends back between parallel lines northwardly 150 feet to an alley.

BEING the same property conveyed to Mohammed M. Islam by Warranty Deed from H. C. Duke of record in Book 9949, Page 480, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

5506 Tennessee Avenue, Nashville, TN 37209

(House Number) (Street) (City) (State) (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, his heirs and assigns, forever; and I do covenant with said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 18 day of October 2004.

MOHAMMED M. ISLAM - Seller

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 **Mohammed M. Islam**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of October 2004.

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires: September 30, 2006