Dav. Co. File Box 14-A
jtc file no. 17485-2

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/04 14:25 2pgs
Fees:13.00 Taxes:370.00
20041104-0133257

STEPHEN W. ARTHUR 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 **$100,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2004.

Notary Public

My commission expires: 3/30/07

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Abdullah I. Hussein**<br>**Ayshe H. Ibrahim** | **SunTrust Mortgage, Inc.** | **Map 133-11-0, Parcel 025.00** |
| **3815 Sam Boney Drive** | **P.O. Box 79041** | |
| **Nashville, TN 37211** | **Baltimore, MD 21279-0041** | |

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,

**Eric Alan Tice and wife, Stephanie Laverne Tice**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Abdullah I. Hussein and Ayshe H. Ibrahim , as Tenants in common**

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:

**LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Paragon Hills , as of record in Book 3300, Page 100, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Eric Alan Tice and wife, Stephanie Laverne Tice, by Warranty Deed dated August 28, 1996, from Susan B. Carr, of record in Book 10179, Page 195, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to restrictive covenants of record in Book 3508, Page 159, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the GRANTORS herein.**

This is Improved (__X__) Unimproved (____) property, known as: **3815 Sam Boney Drive, Nashville, TN 37211**

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 convenant 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/our hand(s) this **2nd** day of **November, 2004.**

**Eric Alan Tice**

**Stephanie Laverne Tice**

**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 **Eric Alan Tice and wife, Stephanie Laverne Tice,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **November, 2004.**

**Notary Public**

**My Commission Expires:** 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.