Davidson County DEEDWARR
Recvd: 12/15/04 15:14 2pgs
Fees:13.00 Taxes:499.50
20041215-0149379

40-A

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of December, 2004.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell and Barrett
121 First Avenue South, Ste 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Abdul R. Al-Timimi
336 Lawndale Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
~~NEW OWNER~~
PRIMETRUST BANK
7651 HIGHWAY 70 SOUTH
NASHVILLE, TN 37217

MAP-PARCEL NUMBERS:
119.04-090.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James C. Passons and wife, Patricia Passons and Jamie Michele Donegan and Rosalyn Renee Anderson,** hereinafter referred to as Grantors, hereby transfer and convey to **Abdul R. Al-Timimi,** hereinafter referred to as 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. 119 on the Map of Section Three, Glencliff Estates, as record in Book 1424, Page 1, Register's Office for Davidson County for said County.

Said Lot No. 119 fronts 100 feet on the southerly side of Lawndale Drive and runs back 409 feet on the easterly line and 230.1 feet on the westerly line to a dead line, measuring 225.3 feet thereon.

Being the same property conveyed to James C. Passons, Jamie Michele Donegan and Rosalyn Renee Anderson by Quitclaim Deed from Rosalyn Renee Anderson of record at Instrument No. 20010711-0074095, Register's Office for Davidson County, Tennessee, dated July 5, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1424, Page 1, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 336 Lawndale Drive, Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** 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 **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 December, 2004.

James C. Passons

Patricia Passons *

Jamie Michele Donegan **

Rosalyn Renee Anderson **

* Patricia Passons conveys any and all of her martial interest in the subject property.

** Subject property is not the primary residence of Jamie Michele Donegan and Rosalyn Renee Anderson.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Passons and wife, Patricia Passons and Jamie Michele Donegan and Rosalyn Renee Anderson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2004.

Notary Public

11/2/05
My Commission Expires

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05