Davidson County DEEDWARR
Recvd: 12/30/04 09:39 2 pgs
Fees:13.00 Taxes:508.75
20041230-0154547

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Brian Michael Washington
83 Benzing Road
Antioch, TN 37013

SEND TAX BILL:

Ownit Mortgage
5445 Triangle Parkway
Suite 100
Norcross, GA 30092

MORTGAGEE:

Ownit Mortgage
5445 Triangle Parkway
Suite 100
Norcross, GA 30092

MAP AND PARCEL:

MAP 162-7
PARCEL 25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ismail Hassan and Halez K. Yahya**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Brian Michael Washington**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Antioch Park, Section 1, of record in Plat Book 3600, page 96, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Ismail Hassan and Halez K. Yahya, joint tenants with right of survivorship, by deed from Rodney Derrell Richardson and wife, Carol C. Richardson of record in Instrument No. 20020415-0046566, Register's Office for Davidson County, Tennessee.
>
> Vian D. Ahmad joins in the execution of this instrument to convey her interest in the property as spouse of Ismail Hassan.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 83 Benzing Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of December, 2004.

Ismail Hassan by Halez K. Yahya

Ismail Hassan by Halez K. Yahya,
Attorney-in-Fact Pursuant to Limited
Power of Attorney recorded in
Instrument No. 20041230-0154546,
Register's Office for Davidson County,
Tennessee

Vian D. Ahmad by Halez K. Yahya

Vian D. Ahmad by Halez K. Yahya,
Attorney-in-Fact Pursuant to Limited
Power of Attorney recorded in
Instrument No. 20041230-0154545
Register's Office for Davidson County,
Tennessee

Halez K. Yahya

Halez K. Yahya

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Halez K. Yahya, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 21st day of December, 2004.

Notary Public

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid Halez K. Yahya, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Ismail Hassan and wife, Vian D. Ahmad and who acknowledged that she executed the same as the free act and deed of Ismail Hassan and wife, Vian D. Ahmad. Witness my hand and official seal this 21st day of December, 2004.

Notary Public

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $137,500.00.

AFFIANT

Subscribed and sworn to before me
this 21 day of December, 2004.

NOTARY PUBLIC
My Commission Expires: 6-26-07

APRIL G. NICHOLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN