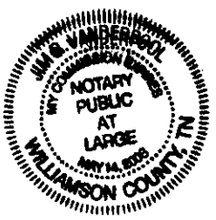
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 136,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF FEBRUARY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00590

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Nijirvan Abdulla and Rozhan T. Hussain	SunTrust Mortgage, Inc.	MAP:134 13
260 Largo Drive	201 4th Avenue North, 7th floor	Parcel:217.00
Nashville, TN 37211	Nashville, TN 37219	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ADONAY A. GIRON, AN UNMARRIED MAN AND ESMERALDA MEJICANOS, AN UNMARRIED WOMAN

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

NIJIRVAN ABDULLA AND WIFE, ROZHAN T. HUSSAIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 260 Largo 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 25th day of February, 2005.

Adonay A. Giron

Adonay A. Giron

Esmeralda Mejicanos.

Esmeralda Mejicanos

Davidson County DEEDWARR
Recvd: 03/02/05 13:58 2 pg
Fees:13.00 Taxes:479.15

20050302-0023053

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, ADONAY A. GIRON AND ESMERALDA MEJICANOS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 25th day of February, 2005.

Notary Public _____

My Commission Expires: _____



EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, being Lot 370, HILLBROOK, SECTION 6, as shown on plat of record in Plat Book 4175, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adonay A. Giron and Esmeralda Mejicanos, both unmarried by Warranty Deed from Albert R. Lawson and wife, Ellen C. Lawson, recorded the 21st day of March, 2001 in Instrument No. 20010321-0027282, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.