WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2005

Notary Public:

MY COMMISSION EXPIRES: 7/29/06 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, HENDERSONVILLE, TN 37075

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBER
Shelly Frederick	New Owner	Map 75
228 Bonnavue Drive		Group 5
Hermitage, TN 37076		Parcel 101

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

Mustafa N. Al-Mosawi and wife, Rafah Talib Al Daghachi, a/k/a Rafah A. Al-Dokhachi,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Shelly Frederick, married
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:

BEING Lot No. 3, on the Plan of Hermitage Place, Section One, of record in Plat Book 6900, Page 206, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mustafa N. Al-Mosawi and wife, Rafah A. Al-Dokhachi by Quitclaim Deed from Mustafa N. Al-Mosawi and Aqeel Al-Botabiq, of record in Book 11608, Page 555, said Register's Office. See also deed of record in Book 10915, Page 861, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3643, Page 242 and Book 7893, Page 636, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 206, said Register's Office; (3) Easement to Cumberland Water Co. of record in Book 3679, Page 199, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 228 Bonnavue Drive, Hermitage, TN 37076

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 covenant 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 our hands this 31st day of March, 2005.

Mustafa N. Al-Mosawi

Rafah Talib Al Daghachi

Davidson County DEEDWARR
Recvd: 04/04/05 15:57 2 pgs
Fees:13.00 Taxes:462.50

20050404-0036593

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 Mustafa N. Al-Mosawi and wife, Rafah Talib Al Daghachi, 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 31st day of March, 2005.

My Commission Expires: 11/24/09

Notary Public

