SPECIAL WARRANTY DEED

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 04/08/05

Notary Public

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: ~~JULY 19, 2008~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Atty. (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hasan Sindi et ux Dalal Bashir (NAME)	Same (NAME)	161-02-0
5020 McMurray Court (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	109.00
Nashville, TN 37211 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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,

J. B. Knight, Jr. and wife, Andrea Knight

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hasan Sindi and wife, Dalal Bashir

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 Section One, McMurray Place, of record in Book 5200, page 409, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. B. Knight, Jr. and wife, Andrea Knight, by deed from Paul D. Morris and wife, Deborah C. Morris, dated May 14, 1991, recorded May 15, 1991, of record in Book 8352, page 685, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/19/05 10:23 2 pgs
Fees:13.00 Taxes:467.31

20050419-0043316

Subject to the following: easements, setback lines, restrictions and matters noted on Plat of record at Book 5200, page 409, Register's Office for Davidson County, Tennessee, and otherwise of record; zoning and/or health department regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county property taxes were prorated as of date of deed and assumed by Grantee.

This is unimproved ( )
improved (X) property, known as 5020 McMurray Court (House Number/Street) Nashville (City/Town) TN (State) 37211 (Postal Code)

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 claiming by, through or under Grantors but not otherwise. 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 hand s this 8th day of April, 2005.

J. B. KNIGHT, JR.

ANDREA KNIGHT

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 **J. B. Knight, Jr. and wife Andrea Knight,** the bargainor(s), 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, TN**, this **04/08/05**.

Notary Public

Commission Expires: 1/20/08

MICHAEL T. HALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.