File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: Title No: 46237

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/26/05 15:57 3 pg
Fees:18.00 Taxes:366.30
20050426-0046568

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Fares A. Alammuri 6501 Harding Road, N12 Nashville, Tennessee 37205	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 131-2-A-21.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$99,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mobeen Ahmed and spouse, Bilgees Mobeen**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fares A. Alammuri** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. No. E-2 of Hobbs House Condominiums Apartments horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4595, page 74, amended in Book 5200 page 54 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Mobeen Ahmed and wife, Bilgess Mobeen by deed from Dennis L. Hall and wife, Peggy Hall of record in Book 11138, page 736, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4595, page 74, and amended in Book 5200, page to which plan reference is hereby made for a more complete description thereof; The provisions of the Master Deed of record in Book 5289, page 515, Book 5292, page 958, Book 5293, page 612, Book 7802,page 299, Book 7824, page 974, Book 6822, page 893, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Bilgees Mobeen by Mobeen Ahmed as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 2116 Hobbs Road, #E2, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of April, 2005 .

Mobeen Ahmed

Bilgees Mobeen By:Mobeen Ahmed, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 19th day of April, 2005 , before me the undersigned authority, personally appeared **Mobeen Ahmed**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $99,000.00

Affiant

Sworn and subscribed before me this 19th day of April, 2005

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

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 , **Mobeen Ahmed** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Bilgees Mobeen** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 2005

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: ~~LARGE~~

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Mobeen Ahmed and spouse, Bilgees Mobeen

TO: Fares A. Alammuri

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Mobeen Ahmed, Affiant

Sworn to and subscribed before me this

19th day of April, 2005

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007