Box 56 Record 2nd

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $154,000.00.

Affiant

Subscribed and sworn before me this 17th day of June, 2005.

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 06/21/05 13:53 2 pgs
Fees:13.00 Taxes:569.80
20050621-0071171

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mary Therese Anderson	SunTrust Mortgage, Inc.	104-09-0-G-029.00 CO
127 West End Place	201 4th Ave., 7th Floor	
Nashville, TN 37205	Nashville, TN 37219	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Zohair Issac, a married person, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary Therese Anderson and David Michael Anderson, husband and wife, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Park Circle Condominiums as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums of record in Book 6809, pages 610-620, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ZOHAIR ISSAC, by deed from MARISSA LYNN WARREN, UNMARRIED, of record as Instrument No. 20040604-0066211, dated June 1, 2004, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 127 West End Place, Nashville, TN 37205.

This property was owned by Zohair Issac as investment property and neither he nor his wife have ever used it as a principal residence.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 17th day of June, 2005.

Zohair Issac By Paula Burtch ATTY-IN-FACT
Zohair Issac
By Paula Burtch, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Zohair Issac, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2005.

My commission expires:

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 17th day of June, 2005, before me, the undersigned Notary Public in and for said County and State, personally appeared Paula Bertch with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Zohair Issac, by his Power of Attorney dated June 8th, 2005, and who acknowledged that he executed the same as the free act and deed of Zohair Issac.

Witness my hand and official seal this 17th day of June, 2005.

My Commission Expires:

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public