Return to:
Service Link 1049747
4000 Industrial Boulevard
Aliquippa, PA 15001
1-800-439-5451

Davidson County DEEDWARR
Recvd: 06/21/05 14:15 4 pgs
Fees:23.00 Taxes:270.10
20050621-0071189

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

New Owner/ Property Being Conveyed
MUHAMMAD QUANDIL and
SADAF ALI
5308 Sunnyvale Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map & Parcel:
149-00-0-179.00

WARRANTY DEED

This instrument, made and entered into on this the 3rd day of June, 2005, by and between VIRGINIA L. WEBB, a married woman, and DELLA KATHERINE BOMAR, Deceased, Grantor, and MUHAMMAD QANDIL and SADAF ALI husband and wife, whose address is 5308 Sunnyvale Drive, Antioch, TN 37013, Grantees. SA

WITNESSETH:

That for and in consideration of the sum of Seventy-three thousand ($73,000) DOLLARS, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantees, their successors and assigns, the following described real estate:

"SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" INCLUDED HEREWITH AND MADE A PART HEREOF"

TAX PARCEL IDENTIFICATION #

PROPERTY ADDRESS: 5308 Sunnyvale Drive, Antioch, TN 37013

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns, in fee simple forever.

And the said Grantors covenant with the Grantees, their successors and assigns, that they have lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that they, the Grantors, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set her hand and seal on this the date first above written.

mrs. Virginia L. Webb
VIRGINIA L. WEBB

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, VIRGINIA L. WEBB, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 3rd day of June, 2005.

Brandy K. Pirk
Notary Public
My Commission Expires: 11-25-06

BRANDY K. PIRK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 73,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Muhammad Quandil
Affiant

Subscribed and sworn to before me this the 3rd day of June 2005.

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jo Ann Smith
Notary Public
My Commission Expires: 7-29-06 My Commission Expires JULY 29, 2006

Name and Address of Property Owner:
Muhammad Quandil and
Sadaf Ali
5308 Sunnyvale Drive
Antioch, TN 37013

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Muhammad Quandil and
Sadaf Ali
5308 Sunnyvale Drive
Antioch, TN 37013

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Exhibit "A"
Legal Description

All that certain parcel of land situate in the County of Davidson, State of Tennessee being known and designated as follows:

Lot No. 1 on the plan of Wildwood Acres, Section 1, as of record in Book 3500 page 147, Register's Office for said County and also a small strip of land, being part of Home Tract "A" on said plat, lying west of said Lot No. 1, described together as follows:

Beginning on the westerly margin of Bell Road at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westerly 353 feet; thence north 5° 41' west 161.49 feet; thence south 87° 15' east 353 feet to the westerly margin of Bell Road; thence with the same, southerly 119 feet to the beginning.

Being the same property as conveyed from Delbert Mayford Stockton, Jr. to Virginia L. Webb and Della Katherine Bomar, as described in Book 6285 Page 200, Dated 04/30/1984, Recorded 05/03/1984 in Davidson County Records.

Tax/Parcel ID: 149-00-0-179.00