WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/05 15:39 2 pgs
Fees:13.00 Taxes:502.09
20050630-0075654

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,700.00

Nizar K. Noman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 2005

Notary Public

MY COMMISSION EXPIRES: 2005
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nizar K. Noman (NAME)	U.S. Bank N.A. (NAME)	MAP 133-14
508 Inwood Dr. (ADDRESS)	4801 Frederica Street (ADDRESS)	PARCEL 10
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Owensboro, KY 42301 (CITY) (STATE) (ZIP)	

FOR AND 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, Lisa Pearson, Administratrix of the Estate of Leslie Bedingfield, and Jane M. Vassar, Heir-at-Law

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nizar K. Noman, unmarried

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. 40 on the Plan of Abbay Hall Subdivision, Section I, as of record in Book 2331, Page 18, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Roy and Travis Ann Bedingfield by Ela Williams Pitt on November 29, 1982, by Warranty Deed, as recorded in Book 5970, Page 750, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Travis Ann Bedingfield by Roy Bedingfield, who died on December 14, 1994, by right of survivorship.

Being the same property conveyed to Leslie Bedingfield by the Will of Travis Ann Bedingfield, who died on May 26, 2002, and probated in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 02P1044.

Being the same property conveyed to Martha Jane Vassar by Administration of the Estate of Leslie Bedingfield in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 04P572, after the death of Leslie Bedingfield on March 25, 2004. Martha Jane Vassar and Jane M. Vassar is one in the same person.

Lisa V. Pearson executed this instrument on behalf of Jane M. Vassar pursuant

CONTINUED

unimproved ( )
This is improved (X) property, known as 508 Inwood Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 27th day of June, 2005

Lisa Pearson, Administratrix
Lisa Pearson, Administratrix

Jane M. Vassar
Jane M. Vassar
By: Lisa V. Pearson, attorney in fact
Lisa V. Pearson, Attorney-in-Fact

STATE OF COLORADO)
COUNTY OF Arapahoe)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lisa Pearson as Administratrix of the Estate of Leslie Bedingfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Administratrix of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Aurora, Colorado, this the 27th day of June, 2005.

My Commission Expires 10/08/2006
17100 E. Smoky Hill Road
Centennial, CO 80015

Judith B Cooke
NOTARY PUBLIC

My Commission Expires: 10/08/2006

JUDITH B. COOKE NOTARY PUBLIC STATE OF COLORADO

STATE OF COLORADO)
COUNTY OF Arapahoe)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lisa V. Pearson as Attorney-in-Fact for Jane M. Vassar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Aurora, Colorado, this the 27th day of June, 2005.

Judith B Cooke
NOTARY PUBLIC

My Commission Expires:

My Commission Expires 10/08/2006
17100 E. Smoky Hill Road
Centennial, CO 80015

JUDITH B. COOKE NOTARY PUBLIC STATE OF COLORADO

LEGAL DESCRIPTION CONTINUATION

to a Power of Attorney of record in Instr: 20050630-0075653, Register's Office, Davidson County, Tennessee.

The Adminitratrix joins herein for the purpose of warranting to the grantee that she shall defend this estate for all taxes and debts whatsoever.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.