Davidson County DEEDWARR
Recvd: 07/21/05 11:01 2 pgs
Fees:13.00 Taxes:300.63
**20050721-0084854**

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**4721 Andrew Jackson Pkwy**
**Hermitage, TN 37076**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $81,250.00**

CURVINA BOSEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

**Affiant** Mary R. Addison

**Subscribed and sworn to before me, this** 8 **day of July, 2005.**

Curvina Boseman
**Notary Public**
**My commission expires:** March 21, 2009

**15-0506-150340**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Ahmed A. Safeeullah | Franklin American Mortgage | 107-05-0 |
| 1902 Elanor Drive | 501 Corporate Center Dr. Ste 400 | 180.00 |
| Nashville TN 37217 | Franklin TN 37067 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gerard A. Nyssen and wife, Mary Jane S. Nyssen,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ahmed A. Safeeullah**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being Lot No. 183 on the Plan of Bel-Air, Section Two, of record in Plat Book 2900, Page 30, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gerard A. Nyssen and wife Mary Jane S. Nyssen by deed from Morris Soreano and wife, Patricia A. Soreano, dated 10-26-71, of record in Book 4555, Page 517, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1902 Elanor Drive, Nashville, TN 37217

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 8 day of July, 2005.

Gerard A. Nyssen by Mary Jane S. Nyssen his attorney in fact

Gerard A. Nyssen by
Mary Jane S. Nyssen, His
Attorney In Fact

Mary Jane S. Nyssen

Mary Jane S. Nyssen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Jane S. Nyssen, 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, and who further acknowledged that she is the attorney in fact for Gerard A. Nyssen and that she is authorized by Gerard A. Nyssen to execute this instrument on his behalf.

Witness my hand in Hermitage, TN, this 8 day of July, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON