Return to Jack Case Wilson Title Associates, LLC
7100 Executive Center Blvd.
Suite 150
Brentwood, TN 37027

B - 4531

Davidson County DEEDWARR
Recvd: 08/03/05 08:37 3 pg
Fees:18.00 Taxes:405.15

20050803-0090644

This instrument prepared by:
Brenda R. Lehman
Attorney at Law, an employee of
First American Title Insurance Company
303 Center Avenue
Dickson, Tennessee 37055
(615) 446-6730

File No.: **2114-840601**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-seventh day of May, 2005**, by and between **Yong Ju Kwon and wife, Sun Nyo Kwon**, parties of the first part, and **Jaafar Naser and Nadia Abbas, joint tenants with rights of survivorship**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee being lot 60, SOUTHWOOD, as shown on plat of record in Plat Book 2663, Pages 125 and 126, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Yong Ju Kwon and wife, Sun Nyo Kwon, husband and wife by Warranty Deed from Susan E. Bates formally known as Susan E. Mathis, recorded on the 29th day of December, 1995 in Deed Book 9903, Page 760, in the Register's Office of Davidson County, Tennessee.
This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **162-05 23.00**
X Improved OR
Unimproved property located at: **306 Wessex Court, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Yong Ju Kwon

Sun Nyo Kwon

STATE OF **TN**

COUNTY OF **DICKSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Yong Ju Kwon and wife, Sun Nyo Kwon** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-seventh day of May, 2005.**

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

My Commission Expires: 9/4/06

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Owner's Name: **Jaafar Naser and Nadia Abbas**

and Address: **306 Wessex Court**
Nashville, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Bank of America
900 West Trade St
Charlotte, NC 28255

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$109,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-seventh day of May, 2005**.

Notary Public

My Commission Expires: 1/28/06

DEBBIE WOODALL
NOTARY PUBLIC AT LARGE
My Commission Exp. Jan 28, 2006
DAVIDSON CO., TENNESSEE