This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050431

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
SAME AS NEW OWNER

Davidson County DEEDWARR
Recvd: 08/05/05 11:58 2 pg:
Fees:13.00 Taxes:469.90

20050805-0092463

New Owner is:
Mohammed and Mosammat Islam
636 Cedarmont Drive
Antioch, TN 37013

MAP: 173-05
PARCEL: 4.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Donald G. Erickson and wife, Jean Erickson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mohammed R. Islam , as joint tenants, and wife Mosammat N. Islam, as joint tenants**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 19 on the Plan of Monte Carlo Estates, Section 2B as of record in Book 5050, page 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald G. Erickson by Deed from William T. Martin, Jr. and wife, Carolyn J. Martin dated June 17, 1983, recorded June 20, 1983, in Book 6078, page 574, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Easements and/or setback lines of record in Plat Book 5050, page 99, said Register's Office; Restrictive covenants of record in Book 5196, page 649, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

DGE JLE Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27 day of July, 2005.

GRANTOR:

Donald G. Erickson

Donald G. Erickson

Jean Erickson

Jean Erickson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Donald G. Erickson and wife, Jean Erickson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27 day of July, 2005.

CYNTHIA COND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $127,000.00.

Lynda Bradley

Affiant

SWORN TO and subscribed before me this 27 day of July, 2005

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires Nov. 25, 2006