Davidson County DEEDWARR
Recvd: 08/10/05 13:40 2 pgs
Fees:13.00 Taxes:426.43

20050810-0094875

WARRANTY DEED

B-CD-05-1045

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,250.00

Sawsan Alsaffar
Affiant

Subscribed and sworn to before me, this 5th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahmad A. Alkhafaji	Fifth Third Mortgage Company	
1045 Jacksons Valley Rd.	(NAME) 336 Main Street	86-07 48.00
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY W. BARNETT AND STEFANIE D. BARNETT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AHMAD A. ALKHAFAJI AND WIFE, SAWSAN BAQER ALSAFFAR, hereinafter called the Grantee(s), their heirs and assigns, that 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. 32 ON THE PLAN OF JACKSON'S RETREAT, PHASE I, SECTION 2, AS OF RECORD IN BOOK 5200, PAGES 334 AND 335, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 32 FRONTS 65 FEET ON THE NORTHERLY MARGIN OF JACKSON'S VALLEY ROAD AND EXTENDS BACK 100 FEET ON THE EASTERLY LINE AND 115 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 138.40 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY W. BARNETT AND WIFE, STEFANIE D. BARNETT BY WARRANTY DEED FROM WAYNE WILKERSON AND WIFE, NANCY WILKERSON, RECORDED THE 11TH DAY OF JANUARY, 1996 IN DEED BOOK 9914, PAGE 335, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1045 Jacksons Valley Rd., Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 5th day of August, 2005.

Timothy W. Barnett

Stefanie D. Barnett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy W. Barnett and Stefanie D. Barnett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of August, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903