#10196 Box 13

Davidson County DEEDWARR
Recvd: 08/16/05 10:47 2 pgs
Fees:13.00 Taxes:799.20

20050816-0096881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of August, 2005.

Notary Public

My Commission Expires: 5/28/06

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mehjabeen Qureshi
1001 Wellmoor Court
Nashville, TN 37209

SEND TAX BILLS TO:
~~MAIL TO OWNER~~
Countrywide Home Loans, Inc.
861 Crescent Center Dr. #510
Franklin, TN. 37067

MAP-PARCEL NUMBERS:

114-07-0-B-032.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Maxwell T. Johnson, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to Mehjabeen N. Qureshi and husband, Mohammad Qureshi hereinafter referred to as 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. 117, on the Plan of Section One, WESTCHASE, of record in Instrument No. 20021203-0148525, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maxwell T. Johnson, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes as of record in Instrument No. 20030801-0109530, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20030424-0055170, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of Section One, Westchase, of record as Instrument No. 20021203-0148525, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of P.U.D. Boundary, Westchase of record in Book 9700, Page 521, Register's Office for Davidson County, Tennessee.

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100 TVA Easement of record in Book 751, Page 374, Book 787, Page 13, and in Book 787, Page 14, and as shown on a survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised in May 7, 1998.

Agreement for Dedication for Easements for Sanitary Sewer of record in Book 5222, Page 720, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Surveying Inc., dated July 24, 1997, last revised in May 7, 1998.

Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Surveying Inc., dated July 24, 1997, last revised in May 7, 1998.

Rights of ingress and egress to and from a family cemetery as set forth in section three of the Agreement of record in Book 2484, Page 315, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Surveying Inc., dated July 24, 1997, last revised in May 7, 1998.

Declaration of Covenants, Conditions and Restrictions for Westchase (Fee-Simple Residential Lot Development)of record as Instrument No. 20021126-0146387, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Sewer Line Easement of record in Instrument No. 20021028-0131574, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021104-0134795, Register's Office for Davidson County, Tennessee.

Easement for the flow of creek as shown on the survey of H & H Surveying Inc., dated July 24, 1997, last revised in May 7, 1998.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1001 Wellmoor Court, Nashville, TN 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 5th day of August, 2005.

Maxwell T. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Maxwell T. Johnson, 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 1 day of Aug, 2005.

Notary Public

My Commission Expires: 10-12-08

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JACKSON M. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
EXPIRES OCTOBER 12, 2008