Davidson County DEEDWARR
Recvd: 08/24/05 15:35 2 pgs
Fees:13.00 Taxes:451.40

20050824-0101218

Box 34

WARRANTY DEED

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of August, 2005

Notary Public

MY COMMISSION EXPIRES: 1-20-09

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oracio Francisco Castro **394 Ash Grove Drive** **Nashville, TN 37211**	Same	**161-08-095**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shair Mohammad and wife, Hyat Bibi Sayed Mohammad

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Oracio F. Castro

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being Lot No. 136, on the Map of Southwood Subdivision, as of record in Book 2663, page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 136 fronts 85 feet on the Northerly side of Ash Grove Drive and runs back 365.21 feet on the easterly line and 386.77 feet on the westerly line, which is a broken line, to dead line, measuring 89.8 feet thereon.

Being the same property conveyed to Shair Mohammad and wife, Hyat Bibi Sayed Mohammad, by Quit Claim Deed from Shair Mohammad, married and Taj Mohammad, unmarried, dated 7-30-02 and recorded 8-1-02 in Instrument No. 20020801-0092151, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 2904, page 51 and Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6391, page 576, Register's Office of Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **394 Ash Grove Drive, Nashville, TN 37211**

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 we do covenant with the said GRANTEES 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 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 our hands this 22nd day of August, 2005.

SHAIR M

Shair Mohammad

Hyat Bibi Sayed Mohammad

Hyat Bibi Sayed Mohammad

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shair Mohammad and wife, Hyat Bibi Sayed Mohammad the bargainor(s) 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 at Brentwood, Tennessee this 22nd day of August, 2005.

Commission Expires: 11/4/06

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____

_____
Notary Public