Bk 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (db) Title No: 46526

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/02/05 09:46 3 pgs
Fees:18.00 Taxes:841.75
20050902-0105487

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Karen L. Griffin 4224 Hillsboro Pike Nashville, Tennessee 37215	First Horizon Home Loan Corp P.O. Box 7481 Springfield, Ohio 45501

TAX MAP-PARCEL NUMBERS: 131-02-H-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$227,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sajid A. Khan, a married man** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen L. Griffin** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4224 together with parking space No. 15 of Hillsboro Quarters Condominiums, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Document No. 20040421-0045569 and amended in Document No. 200405110054050, Document No. 200501100003192 and Document No. 200504250045365 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Sajid A. Khan, married by deed from Craighead Patten Properties, a Tennessee joint venture of record in Document No. 20040630-0077421 Register's Office for Davidson County, Tennessee.

Maryam Kahn, spouse of Sajid A. Khan, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan of record in Document No. 200404210045569 and amended in Document No. 200405110054050, Document No. 200501100003192 and Document No. 200504250045365,said Register's Office shows an owner's certificate, minimum setback lines and easements to which plan reference is hereby made for a more complete description thereof. The provisions of the Master Deed and By-Laws of record in Document No. 200404210045569, amended in Document No. 200405110054050, Document No. 200501100003192 and Document No. 200504250045365, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Maryam Kahn by Sajid A. Khan as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith and recorded as Instrument Number X, said Register's Office. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

X 20050902-0105486

This is improved property, known as: 4224 Hillsboro Pike, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of August, 2005.

Sajid A. Khan

Maryam Kahn By:Sajid A. Khan, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 29th day of August, 2005 , before me the undersigned authority, personally appeared **Sajid A. Khan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $227,500.00

Affiant

Sworn and subscribed before me this 29th day of August, 2005

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007

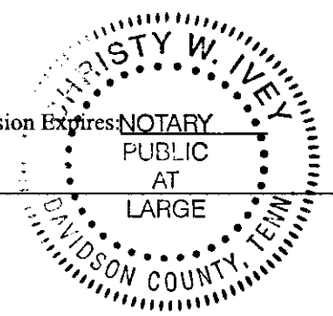
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Sajid A. Khan** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Maryam Kahn**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 2005

Notary Public

My Commission Expires:



My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Sajid A. Khan , a married man

TO: Karen L. Griffin

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

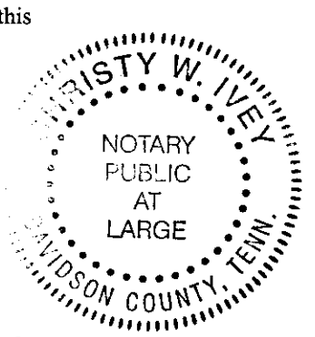
Sajid A. Khan, Affiant

Sworn to and subscribed before me this

29th day of August, 2005

Notary Public

My Commission Expires:



My Commission Expires JULY 21, 2007