This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050310

Davidson County DEEDWARR
Recvd: 10/17/05 10:38 2 pgs
Fees:13.00 Taxes:172.98
20051017-0124770

Send Tax Bills To:
Sama Ahmed
801 Cedar Crest Drive
Nashville TN 37209

New Owner is:
801 Cedar Crest Drive
Nashville, TN 37209

MAP: 114-08-O-A
PARCEL: 40.00CO

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, **Patricia Ann Bauer,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sama Ahmed and Khuzaima M. Al-Naqshabendy,** wife and husband hereinafter referred to as Grantee, its heirs and assigns 1/4 undivided interest in the described property , 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:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Cedar Crest Subdivision, Phase II, of record in Plat Book 9700, Page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Watson Trust dated 12/29/97 (there being no trust document ever discovered) and being the same property conveyed by the will of Curtis R. Watson probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under docket number 05P-577.

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.

SAB
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 23 day of June, 2005.

GRANTOR:

Patricia Ann Bauer

Patricia Ann Bauer

ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF Los Angeles)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Patricia Ann Bauer**, ~~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 23 day of June, 2005.

T. SMILEY
Commission # 1407760
Notary Public - California
Los Angeles County
My Comm. Expires Mar 28, 2007

Notary Public

My Commission Expires: March 28, 2007

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $46,750.00.

Affiant

SWORN TO and subscribed before me this 19 day of August, 2005

NOTARY PUBLIC

My commission expires:

7/11/05