40-A

Davidson County DEEDWARR
Recvd: 10/18/05 15:24 2 pgs
Fees:13.00 Taxes:647.50
20051018-0125752

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Habib Alshawi
321 Upper Mill Drive
Antioch, TN 37013

SEND TAX BILL:

PrimeTrust Bank
7516 Highway 70 S., Ste. 110
Nashville, TN 37221

MORTGAGEE:
PrimeTrust Bank

MAP AND PARCEL:
MAP 173-15-0-A
PARCEL 76 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robin Fothergill**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Habib Alshawi**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Mill Run Subdivision, Phase 1, as of record in Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Robin Fothergill, a single woman, by deed from The Craig Company, dated January 18, 2001, of record in Instrument No. 20020125-0010648, Register's Office for Davidson County, Tennessee.
>
> Nezhad J. Hossineynaim, spouse of Robin Fothergill, joins in the execution of this instrument to convey any interest he may have in the property to the Grantee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 321 Upper Mill Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

Witness its hand this 14th day of October, 2005.

Robin Fothergill

Nezhad J. Hossineynaim

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Robin Fothergill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17 day of October, 2005.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Nezhad J. Hossineynaim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 14th day of October, 2005.

Notary Public

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 24, 2009

My Commission Expires: 1/24/09

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

Habib Alsdawi
AFFIANT

Subscribed and sworn to before me
this 17 day of October, 2005.

NOTARY PUBLIC

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

My Commission Expires: 7/21/07