RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

WARRANTY DEED

G-CD-05-1317

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF November, 2005

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David T. Lewis	New Owner (NAME)	
1317 Montgomery Avenue (ADDRESS)	(ADDRESS)	71-16-148
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMAD ZAKI WAHIDI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID T. LEWIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 3 ON THE UNRECORDED PLAN OF ESSEX PLACE, A SUBDIVISION OF LOTS NOS. 23, 24, 25, 26, 50, 51, 52, 53, AND 54 BELLE VIEW PLAN. SAID LOT IS LOCATED 100 FEET IN A SOUTHERLY DIRECTION FROM CROCKETT STREET AND FRONTS 50' ON THE EASTERLY SIDE OF MONTGOMERY STREET AND RUNS BACK BETWEEN PARALLEL LINES 150' TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 50'.

BEING THE SAME PROPERTY CONVEYED TO AMAD ZAKI WAHIDI BY WARRANTY DEED FROM AMAD ZAKI WAHIDI, A SINGLE PERSON AND MARTHA JANE WAHIDI, A SINGLE PERSON, RECORDED ON THE 21ST DAY OF DECEMBER, 1988 IN DEED BOOK 7733, PAGE 411, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This Instrument is executed on behalf of Amad Zaki Wahidi by Hangama Wahidi as Attorney-In-Fact by authority of Power of Attorney of Record in Instrument No. 20051115-0138209

unimproved ( )
This is improved (X) property, known as 1317 Montgomery Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 11th day of November, 2005.

Amad Zaki Wahidi by H. Wahidi
Amad Zaki Wahidi
Atty. In Fact

Davidson County DEEDWARR
Recvd: 11/23/05 08:53 2 pg
Fees:13.00 Taxes:281.20

20051123-0141485

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Hangama Wahidi, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Ahmad Zaki Wahidi and acknowledged that he/she executed the same as the free act and deed of the said Ahmad Zaki Wahidi

Witness my hand and official seal at Davidson County, Tennessee on this the 15th day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.