STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of November, 2005.

Notary Public

My Commission Expires: 11/2/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/23/05 10:51 2 pgs
Fees:13.00 Taxes:714.10
20051123-0141701

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert E. Turner

7304 South Colony Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
155-8B-44

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mohammad R. Karim, and Wife, Nasrin R. Karim** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert E. Turner, married,** hereinafter referred to as 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, Tennessee, being Lot No. 44 on the Plan of Subdivision for Phase 1 of South Colony at Riverbend, as of record in Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mohammad R. Karim, and Wife, Nasrin R. Karim by deed from Bill B. Rutherford and wife, Nancy S, Rutherford as of record in Book 9512, Page 419, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7199, Page 119, Book 7781, Page 645, and in Book 9792, Page 20, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9792, Page 24, and in Book 7781, Page 637, Register's Office for Davidson County, Tennessee.

Charter of record in Book 9748, Page 816, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7304 South Colony Court, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 21st day of November, 2005.

Mohammad R. Karim

Nasrin R. Karim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mohammad R. Karim, and Nasrin R. Karim, 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 this 21st day of November, 2005.

Notary Public

My Commission Expires: 9/19/09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

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