Davidson County DEEDWARR
Recvd: 12/02/05 13:03 2 pgs
Fees:13.00 Taxes:407.00

20051202-0145150

WARRANTY DEED

G-TRA-05-513

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Tammy K. King
Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2005.

John Cobb Rochford
Notary Public

MY COMMISSION EXPIRES: 1/27/07
(AFFIX SEAL)

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
Jeffrey C. King	First Horizon Home Loans	
513 Morton Avenue (ADDRESS)	PO Box 7481 (ADDRESS)	119-13-189.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Springfield, OH 45501 (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 SADI SALMAN SADULLAH AND WIFE, HAJIJA S. GHAZI AND ISMAIL TAHIR SALMAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY C. KING AND WIFE, TAMMY R. KING, 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 LOT NO. 69 ON THE MAP OF COLLEGE HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 19, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Navroz Badal Salman joins herein to convey any and all marital interest she may have in the above-described property.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MARY CATHERINE DUNN, SINGLE TO TAHIR SALMAN SADULLAH AND WIFE, AMBER T. MOHAMMAD, AND SADI SALMAN SADULLAH AND WIFE, HAJIJA S. GHAZI AS RECORDED ON THE 15TH DAY OF DECEMBER, 1993 IN BOOK 9187, PAGE 967 AND QUITCLAIM DEED FROM TAHIR SALMAN SADULLAH AND WIFE, AMBER T. MOHAMMAD TO ISMAIL TAHIR SALMAN AS RECORDED ON THE 11TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040511-0053684, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes; b) plat of record in Book 332, Page 19, said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 513 Morton Avenue, Nashville, Tennessee 37211
(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 30th day of November, 2005.

Sadi S. Sadullah
Sadi Salman Sadullah

Hajija S. Ghazi
Hajija S. Ghazi

Ismail T. Salman

Navroz Badal Salman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sadi Salman Sadullah and Hajija S. Ghazi, and Ismail Tahir Salman and Navroz Badal Salman, the within named bargainor, 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 the 30th day of November, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903