40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2005

Notary Public:

MY COMMISSION EXPIRES: 3/21/09
(AFFIX SEAL)

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/29/05 15:27 2 pgs
Fees:13.00 Taxes:584.60
20051229-0156390

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Amira P. Sindi	NEW OWNER	Map 147
600 Harding Place		Group 2
Nashville, TN 37211		Parcel 80

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Charles L. Warden, Jr. and wife, Kimberly M. Warden and Harry P. Parsons and wife, Sherry Parsons

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Amira P. Sindi and husband, Sadeeq Sindi
hereinafter called the 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, State of Tennessee, described as follows;

Being Lot No. 264 on the Plan of Caldwell Hall, Section Two, as of record in Book 2900, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 264 fronts on the northerly margin of Harding Place 101.65 feet and a portion of the frontage not including in the line hereinabove mentioned is a curve at the intersection of Harding Place and Binkley Drive, so that the easterly line of said Lot extends from the terminus of said curve 115 feet in a northerly direction and along the westerly margin of Binkley Drive to the northeast corner of said lot as same appears on the Plan; the rear line of said lot extends in a westerly direction and measures 119.5 feet and said rear line is the southerly line of Lot No. 312. The westerly line of said lot extends from the northwesterly corner of Lot No. 264 in a southerly direction to the northerly margin of Harding Place and said westerly line measures 136.8 feet.

Being the same property conveyed to Charles L. Warden, Jr. and Kimberly M. Warden and Harry P. Parsons and Sherry Parsons, by deed from Harry B. Moneypenny and Patricia T. Moneypenny of record in Book 9866, Page 560, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3097, Page 407, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 96, said Register's Office.

Power of Attorney of record in Instrument 20051229.0156389, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 600 Harding Place, Nashville, TN 37211

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 we do covenant with the said GRANTEES 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 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 our hands this 28th day of December, 2005.

Charles L. Warden, Jr.

Kimberly M. Warden by Charles L. Warden, Jr. Attorney in Fact
Kimberly M. Warden
By: Charles L. Warden, Jr., Attorney-in-Fact

Harry M. Parsons

Sherry M. Parsons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles L. Warden, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Charles L. Warden, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Kimberly M. Warden as her Attorney in Fact as the free act and deed of the within named Kimberly M. Warden.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry P. Parsons and wife, Sherry Parsons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.