Davidson County DEEDWARR
Recvd: 01/27/06 13:39 2 pgs
Fees:13.00 Taxes:407.00

20060127-0010765

# WARRANTY DEED

G-VRE-05-2507

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

Affiant

Subscribed and sworn to before me, this 19th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: NOV. 22, 2008 (AFFIX SEAL)

ADAM LAX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires

**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 |
|---|---|---|
| Donna Sullivan | Ownit Mortgage Solutions, Inc. | |
| 506 Rutherford Point Circle (ADDRESS) | 11700 Great Oaks Way, Suite 360 (ADDRESS) | 81-10 299.00 |
| Lavergne, TN 37086 (CITY) (STATE) (ZIP) | Alpharetta, GA 30022 (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 NAIL SHAKIR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONNA SULLIVAN, 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:

BEING PART OF OF LOT NO. 21 ON THE MAP OF GEORGIA INDUSTRIAL REALTY COMPANY'S PROPERTY, AS OF RECORD IN BOOK 421, PAGE 188, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY NORRIS H. HICKERSON, SURVEYOR, NOVEMBER 7, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF OSAGE STREET, SAID POINT BEING LOCATED S. 77 W. 481.5 FEET FROM WESTERLY MARGIN OF 24TH AVENUE NORTH, RUNNING THENCE WITH SOUTHERLY MARGIN OF OSAGE STREET S. 77 W. 55 FEET TO A POINT, THENCE S. 13 E. 148.9 FEET TO A POINT THENCE N. 77 E. 55 FEET TO A POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NAIL SHAKIR BY QUITCLAIM DEED FROM WAYNE MORROW C/O MORROW'S GROVE HOMECARE LLC, RECORDED ON THE 16TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050516-0054561, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALSO, BEING THE SAME PROPERTY CONVEYED TO MARROWS' GROVE HOMECARE, LLC BY QUITCLAIM DEED EXECUTED ON SEPTEMBER 22, 2003 AND FILED FOR RECORD IN INSTRUMENT NUMBER 20030922-0139693 AND RE-RECORDED AS INSTRUMENT NUMBER 20031015-0152656, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 421, page 188, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2507 Osage Street, Nashville, Tennessee 37208
(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 19th day of January, 2006.

Nail Shakir

STATE OF Tennessee
COUNTY OF Davidson

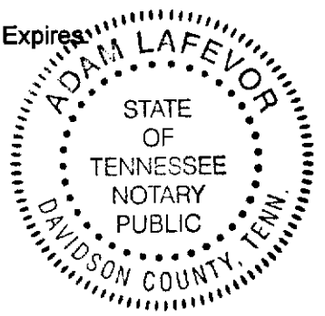
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nail Shakir, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 11th day of January, 2006.

Notary Public

My Commission Expires:

(SEAL)




My Commission Expires NOV. 22, 2008

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903