Davidson County DEEDWARR
Recvd: 02/06/06 08:45 2 pg
Fees:13.00 Taxes:148.00

20060206-0014158

THIS INSTRUMENT PREPARED BY:
BOTTORFF, KAVIN & COOK, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
Wallace R. Clary	Owner	133-16-A-48
Susie H. Clary		
612 Cloverbrook Dr.		
Franklin, TN 37067		

****

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $40,000.00.

Wallace R Clary
Affiant

R. FRANCENE KAVIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.

Subscribed and sworn to before me this 2nd day of February, 2006.

R Francene Kavin
Notary Public

My Commission Expires: 11/19/2008

****

FOR AND IN CONSIDERATION of Forty Thousand & No/100 Dollars ($40,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ADNAN ABDULKADER** ("Grantor") by these presents does hereby transfer, sell and convey to **WALLACE R. CLARY AND SUSIE H. CLARY**, as Tenants in Common ("Grantee"), their heirs and assigns, all his interest, right and title in and to a certain condominium unit located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

A certain Condominium Unit in Davidson County, Tennessee, being Unit E-13 in a Horizontal Property Regime of Barcelona Condominiums (now known as Harding Glen Condominiums), as established by a Master Deed of record in Book 6400, page 801, amended in Book 9397, page 814, and Book 11509, pages 965 & 966, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Adnan Abdulkader, by Deed from Thomas E. Street, dated February 2, 2004, of record as Instrument No. 20040205-0014318, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions of record and all matters shown on the plan of record as Exhibit A-2 of the Master Deed and real property taxes for 2006.

This is improved property known as 270 Tampa Drive, Unit E-13, Nashville, Tennessee 37211.

HOZAN M. OMAR joins in this conveyance to release all marital right, title and interest she may have as spouse of the Grantor

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs and assigns, forever.

AND Grantor does hereby covenant with the Grantee that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said real property to the Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hands on this the 2nd day of February, 2006.

GRANTOR:

ADNAN ABDULKADER

HOZAN M. OMAR

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADNAN ABDULKADER AND HOZAN M. OMAR, 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 this 2nd day of February, 2006.

Notary Public

My Commission Expires: 11/19/2008

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.