BOX 13
11028

This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/09/06 13:48 2 pgs
Fees:13.00 Taxes:647.13
20060309-0027684

ADDRESS NEW OWNER:
Shwan H. Ghafoor
3925 Bridgeview Lane
Nashville, Tennessee 37221

SEND TAX BILL TO:
~~Owner~~ Countrywide Home Loans
801 Crescent Center Drive #510
Franklin, TN 37067

MORTGAGEE:

MAP	**141-6**
GROUP	**C**
PARCEL	**54.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Karen A. Cheney, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Shwan H. Ghafoor and wife, Azhar Abdulsattar,** 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, Tennessee, being Lot No. 10 on the Plan of Riverbridge Community, Phase 1B, a Planned Unit Development, of record in Instrument #20030709-0094605, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Karen A. Cheney, unmarried by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation of record in Instrument no. 20040225-0021224, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **3925 Bridgeview Lane, Nashville, Tennessee 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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **24th** day of **February, 2006.**

Karen A. Cheney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Karen A. Cheney,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of February, 2006.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $174,900.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of February, 2006.

NOTARY PUBLIC

Heidi Jo Clayton
Notary Public
Davidson County
Tennessee

My Commission Expires: 7-25-09