Davidson County DEEDWARR
Recvd: 04/04/06 10:03 2 pgs
Fees:13.00 Taxes:656.75

20060404-0038101

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Karen Estes	Karen Estes	183-05-0-A-250.00
5113 Morningwood Lane	5113 Morningwood Lane	
Antioch, TN 37013	Antioch, TN 37013	

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, Mahmoud S. Qazait, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Karen Estes, an unmarried woman, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, tennessee, being Lot No. 59 on the Plan of October Woods, Phase 5, Section 8, a Planned Unit Development, of record in Instrument Number 199912140303097 and Instrument Number 19991240303098, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Mahmoud S. Qazait, an unmarried person from Lifestyle Homes by deed dated 7/29/02 of record in Instrument Number 20020801-0092442, said Register's Office.

This is improved property known as: 5113 Morningwood Lane, Antioch, TN 37013

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. Whenever 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 31st day of March, 2006.

Mahmoud S. Qazait

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Mahmoud S. Qazit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 31st day of March, 2006.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 177,500.00.

Karen R. Estes
AFFIANT

Subscribed and sworn to before me this 31st day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY