PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(___gj_) Title No: 47016
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/04/06 15:04 2 pgs
Fees:13.00 Taxes:952.75
20060404-0038542

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Moneeb Ehtesham Nadia Ehtesham 900 LeBlanc Court Nashville, Tennessee 37221	SunTrust Mortgage, Inc. 201 4th Avenue North, 7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 142130B02200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$257,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cindy A. Rose , unmarried and Robin L. Rose , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Moneeb Ehtesham and spouse, Nadia Ehtesham** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Riverside Phase 4B of record in Book 9700, page 750, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cindy A. Rose and Robin L. Rose, both unmarried by deed from Rochford Realty and Construction Co., Inc. of record in Doc. No. 20011219-0140149, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 750, said Register's Office to which plan reference is hereby made for a more complete description thereof; Easement for Conservation Greenway of record in Doc. No. 20041019-0125877, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7405, page 780, Doc. No. 20040419-004162, Book 7185, page 619, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 900 LeBlanc Court, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2006.

Cindy A. Rose
Cindy A. Rose

Robin L. Rose
Robin L. Rose

State of TENNESSEE
County of DAVIDSON

On this 30th day of March, 2006 , before me the undersigned authority, personally appeared Cindy A. Rose and Robin L. Rose , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $257,500.00

Affiant

Sworn and subscribed before me this the 30th day of March, 2006

Notary Public

My Commission Expires: 9/9/09