Box 17

Davidson County DEEDWARR
Recvd: 05/09/06 14:12 2 pgs
Fees:13.00 Taxes:445.85
20060509-0054386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this April 27, 2006.

Notary Public

My Commission Expires: 11/14/09

LAURI A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Hafiz R. Yafai and Fahd Muharam
2521 Mashburn Rd.
Nashville, Tennessee 37210

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

1911901006400

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carolyn Folks Strang and Jeffrey Robert Strang, wife and husband hereinafter referred to as Grantors, hereby transfers and conveys to Hafiz R. Yafai and Fahd Muharam, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 70 on the Plan of Laurel Acres, of record in Book 2133, page 43, Register's Office for said County. Beginning at a point on the westerly side of Mashburn Road; thence southerly along the said margin of said Road, 81 feet to a point which is the beginning of a curve with a radius of 25 feet; thence along said curve, 38.6 feet to a point in the north margin of Ennis Road; thence along the northerly margin of said road west 135.1 feet to a point; thence northerly 140 feet to a point; thence easterly 172.1 feet to the point of beginning.

Being the same property conveyed to Charles S. Folks, married, by warranty deed from Carolyn Folks, unmarried, of record in Instrument No. 20040107-002296, Register's Office for Davidson County, Tennessee, dated December 27, 2003. Further being conveyed to Carolyn Folks Strang and Jeffrey Robert Strang, wife and husband, by warranty deed from Charles S. Folks, married, of record in Instrument No. 20060222-0020630, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 2133, Page 48, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2521 Mashburn Rd., Nashville, TN 37210.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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. 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 4/27/06.

Carolyn Folks Strang

Jeffrey Robert Strang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Carolyn Folks Strang and Jeffrey Robert Strang, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 04/27/06.

Witness my hand and official seal this 4/27/06.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

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