Davidson County DEEDWARR
Recvd: 05/26/06 13:19 2 pgs
Fees:12.00 Taxes:888.00

20060526-0062340

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of May, 2006.

Notary Public

My Commission Expires: 7-19-08

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:
Mahir Ahmad and Azd Ahmad
2852 Call Hill Rd.
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

172150A02200CO

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, Paul W. Canady and wife, DeVonne L. Canady hereinafter referred to as Grantors, hereby transfers and conveys to Mahir Ahmad and Azd Ahmad, 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:

Land in Davidson County, TN, being Lot No. 33 on the Plan of Holt Woods, Section one, of record in Plat Book 7900, Pages 878 and 879, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul W. Canady and wife, DeVonne L. Canady by Warranty Deed from Claridge Builders Co., LLC of record in Book 9812, Page 860, Register's Office for Davidson County, Tennessee, dated 9/29/95.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900, Pages 668, 878 and 879, Register's Office of said County.

Restrictions of record in Book 9570, Page 22, Register's Office of said County.

By-Laws of record in Book 9570, Page 13, Register's Office of said County.

Agreement of record in Book 5707, Page 706 as amended in Book 5720, Page 183, Register's Office of said County.

Charter in Book 9570, Page 5, 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 2852 Call Hill Rd., Nashville, TN 37211.

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 24th day of May, 2006.

Paul W. Canady

DeVonne L. Canady

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Paul W. Canady and wife, DeVonne L. Canady, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/24/2006.

Witness my hand and official seal this 24th day of May, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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