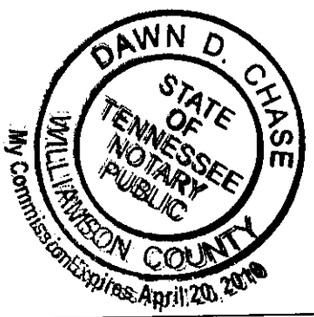
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/02/06 11:54 2 pgs
Fees:13.00 Taxes:999.00
20060602-0065055

20060077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wisam B. Haddad	America's Wholesale Lender	Map 104-14, Parcel 75.00
(NAME)	(NAME)	
2224 30th Avenue South	750 Old Hickory Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Charlie Evilcizer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wisam B. Haddad and wife, Rozanne Haddad, 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:

A certain tract or parcel of realty situated in Davidson County, Tennessee and being described as follows, to wit:

Being the southerly parts of Lots Number 51 and 52 on the plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, Page 16 of Westmoreland Place, of the Register's Office for Davidson County, Tennessee and described as follows:
Beginning on the easterly margin of 30th Avenue South, at a point 111 feet south of the dividing line between Lots Number 45 and 51, said point being the southwest corner of the property conveyed to Elizabeth Compton by Deed from Allen Dobson and wife, of record in Book 1036, Page 318, of the Register's Office for Davidson County, Tennessee; thence with said Compton's southerly line, eastwardly 120 feet more or less to the dividing line between Lots Numbers 52 and 53; thence with said dividing line between Lots Numbers 52 and 53; thence with said dividing line southwardly 89 feet more or less to the northerly margin of West Linden, formerly Sunset Avenue; thence with said Avenue, westwardly to the beginning of a curve; thence around said curve in a northwardly direction to the easterly margin of 30th Avenue South; thence with said Avenue northwardly 75 feet, more or less to the beginning.

Being the same property conveyed to Charlie Evilcizer, married** by Deed from Brian M. Jones, dated December 3, 2004, filed for record on, filed for record on December 30, 2004, in Instrument Number 200412300154720, Register's Office for Davidson County, Tennessee.
**Said property has been investment property and was never a principle residence of Charlie Evilcizer and spouse.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2224 30th Avenue South, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Charlie Evilcizer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlie Evilcizer the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Commission expires:

Notary Public

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027