THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 07/07/06 08:31 2 pgs
Fees:13.00 Taxes:555.00
20060707-0081356

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($150,000.00), the receipt of which is hereby acknowledged, I, **JOYCE Y. DALTON, a single female ("Grantor"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **MOHAMMAD M. ISLAM, ("Grantee")**, his 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, Tennessee, being Lot No. 116, on the map of Charlotte Park Subdivision, Section Two, as of record in Book, page 23, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 116 fronts 72.0 feet on the westerly side of Annex Avenue and extends back between parallel lines 149.8 feet to a dead line, in the rear on which it measures 72.0 feet.
>
> Being the same property conveyed to Bruce E. Dalton and wife, Joyce Y. Dalton by deed from Robert Lee Ezell, Jr. and wife, Jean Ezell, dated 10/17/66, of record in Book 4070, page 347, Register's Office for Davidson County, Tennessee. Further being the same property vested in Joyce Y. Dalton upon the death of Bruce E. Dalton on 5/11/98 by reasons of their tenancy by entirety.

TO HAVE AND TO HOLD the granted premises, and all the rights, easements, and appurtenances belonging to the premises, unto the said Grantees, their heirs, successors and assigns, forever.

AND I DO, for myself and my heirs, executors, and administrators, covenant that I am lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that I have good right to sell and convey the same; and that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I have set my hands to this instrument this 30th day of June, 2006.

Joyce Y. Dalton
JOYCE Y. DALTON

STATE OF TENNESSEE

COUNTY OF DICKSON

On this 30th day of JUNE, 2006, before me personally appeared **JOYCE Y. DALTON,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument, and acknowledged under oath that she executed the same as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 30th day of JUNE, 2006.

NOTARY PUBLIC

CHRISTOPHER L. KELL NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

My Commission Expires: 2/20/2007

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STATE OF TENNESSEE

COUNTY OF Davidson

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 30th day of June, 2006.

NOTARY PUBLIC

My commission Expires: 5/22/10

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

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THIS IS IMPROVED PROPERTY KNOWN AS:
505 Annex Avenue, Nashville, Tennessee 37209

MAP - 90-12 **PARCEL** - 073.00

ADDRESS OF NEW OWNER:
Mohammad M. Islam
505 Annex Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL. 35244