F-27580

This instrument was prepared by **R. Mitchell Ross** of the law firm of Rudolph, Ross, Hogan, Ragland & Peay, 107 North Third Street, Post Office Box 925, Clarksville, TN 37041-0925

MAIL TAX STATEMENTS TO:

Rufi Uddin
320 E. Thompson Lane
Nashville, TN 37211

OWNER AND PROPERTY ADDRESS:

Same
320 E. Thompson Lane
Nashville, TN 37211

HARRIET COMPERRY ET AL

TO: CASH WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/06 12:56 3 pgs
Fees:18.00 Taxes:416.25
20060714-0085069

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **HARRIET COMPERRY, MARY ANN ROSS, ELAINE WALLACE AND JANET RICHMOND** as **Grantors** and in this deed called the **"Grantors"**, have this day bargained and sold and do transfer and convey unto Rufi I. Uddin & Sobia F. Uddin **Grantee**, and in this deed called the **"Grantee"**, as tenants by the entirety, **Grantee's** heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

BEINNG LOT NO. 127 ON THE PLAN OF GLENCLIFF ESTATES, SECTION 3, as shown by plat of record in Book 1424, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 100 feet on the southerly side of Thompson Lane and extends back between parallel lines 270 feet to a dead line.

This being the same real estate conveyed to the Grantors herein by deed from R. Mitchell Ross, Executor of the Estate of James G. Pace, by deed of record as Instrument Number 20060714-0085068, Register's Office for Davidson County, Tennessee. This being the same real estate conveyed to **Maxine Pace and husband James G. Pace** by deed of record in Book 5907, Page 139, Register's Office for Davidson County, Tennessee. The said Maxine Pace died in 1991 leaving James G. Pace the surviving tenant by the entirety. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Montgomery, County, Tennessee is 11904011300.

This conveyance is made subject to a ten-foot easement for public utilities along the southerly line of the premises, 100 foot building setback line from Thompson Lane, as shown on plan in Book 1424, Page 1, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by Glencliff Estates, Inc., of record in Book 1300, Page 290, placed upon the premises by an instrument of record in Book 1361, Page 432, as modified by an instrument of record in Book 1760, Page 101, Register's Office for Davidson County, Tennessee.

This property has never been occupied by any of the Grantors herein.

TO HAVE AND TO HOLD said real estate together with any and all

20-06-2006 01:39pm From-R.R.H.R.&P 931 553 0483 T-780 P.015 F-652

improvements thereon unto **Grantee**, **Grantee's** successors and assigns forever.

GRANTOR COVENANTS that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, **Grantor** has affixed **Grantor's** signature on this the 12TH day of July, 2006

GRANTOR:

Harriet Comperry
Harriet Comperry

Mary Ann Ross
Mary Ann Ross

Elaine Wallace
Elaine Wallace

Janet L Richmond
Janet Richmond

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Harriet Comperry the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 12 day of July, 2006

Roger Sprochi
NOTARY PUBLIC **SEAL**

Commission Expires: 11/24/07

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mary Ann Ross the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 12 day of July, 2006

Roger Sprochi
NOTARY PUBLIC **SEAL**

Commission Expires: 11/24/07

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

20-06-2006 01:39pm From-R,R,H,R,&P 931 553 0483 T-780 P.016 F-652

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Elaine Wallace the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 12 day of July, 2006

NOTARY PUBLIC SEAL

Commission Expires: 11/24/07

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Janet Richmond the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 12 day of July, 2006

NOTARY PUBLIC SEAL

Commission Expires: 11/24/07

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being Grantee, Grantee's agent or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $112,500.00.

SWORN AND SUBSCRIBED TO before me on this the 12 day of July, 2006.

AFFIANT

NOTARY PUBLIC SEAL

Commission expires: 11/24/07

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

F/rmr/deeds/doan

20-06-2006 01:40pm From-R,R,H,R,&P 931 553 0483 T-780 P.017 F-652