RETURN TO:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138
FILE # NO0-0276

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of July, 2006 by and between **Troy S Turner and wife, April A. Turner**, hereinafter referred to as GRANTOR, and **Shamal Yaseen and Hajer Saban**, hereinafter referred to as GRANTEE.
*wife

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 18, Donelson Heights, as shown by plat of record in Plat Book 1424, page 35, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This conveyance is subject to Restrictions of record in Book 1334, page 453, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Troy S. Turner, married, by Warranty Deed from Jeanette M. Jones, a widow, dated June 8, 2000, recorded July 21, 2000, of record in Instrument 20000721-0071995, Register's Office for Davidson County, Tennessee.

This is [ ]improved [ ]unimproved property known as: 2828-B Surrey Road, Nashville, TN 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Troy S Turner

April A. Turner

Davidson County DEEDWARR
Recvd: 08/07/06 09:02 2 pgs
Fees:13.00 Taxes:369.63
20060807-0096026

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Troy S. Turner and April A. Turner, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 28th day of July, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Name and Address of Property Owner:
Shamal Yaseen and Hajer Saban
2828 B Surrey Road, Nashville, TN 37214

Send Tax Statements to:
AMERICA'S WHOLESALE LENDER
750 OLD HICKORY BLVD.
BRENTWOOD, TN 37027

Map and Parcel--096.10-O-034.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $99,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of July, 2006.

Notary Public
My Commission Expires:

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE