ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2006.

Notary Public

My commission expires: 5/20/06
(AFFIX SEAL)

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Delsos A. Berwadi **Halat Khalid**	**SAME AS NEW OWNER**	**147-02-0125.00**
425 Bellingrath Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James I. Trotter, III and wife, ~~Vicky~~ Vickey Ann Trotter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Delsos A. Berwadi and wife, Halat Khalid

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:

Being Lot No. 40 on the Plan of Elysian Park, of record in Book 2331, page 32, Register's Office for said County.

Said Lot No. 40 fronts 104 feet on the southerly side of Bellengrath Drive and runs back between lines 326.1 feet on the easterly line and 297.5 feet on the westerly line to a dead line in the rear on which it measures 107.9 feet.

Being the same property conveyed to James I. Trotter, III and wife, Vicky Ann Trotter with a life estate in James Ray Johnson and wife Peggy Jean Johnson by Deed from Vicky Ann Johnson, now ~~Vicky~~ Vickey Ann Trotter, dated 02/22/02, of record in Instrument No. 20020326-0036656, Register's Office for Davidson County, TN.

Further being conveyed to James I. Trotter, III and wife, Vickey Ann Trotter by Deed dated 3/30/06 of record in Instr# _____, Davidson County Register of Deeds, TN.

This is improved property, known as **425 Bellingrath Drive, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **5th** day of **April, 2006.**

James I. Trotter, III 4/5/6

~~Vicky~~ Vickey Ann Trotter 4-5-06

mm VV Vickey

Davidson County DEEDWARR
Recvd: 08/07/06 13:38 2 pgs
Fees:13.00 Taxes:425.50

20060807-0096527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Vickey mm VT

Personally appeared before me, a Notary Public of said County and State, **James I. Trotter, III and wife, ~~Vicky~~ Ann Trotter,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of **April, 2006.**

III

Marie Milstein
Notary Public

VAT

My Commission Expires: 07/19/08

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008