WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/06 09:44 3 pgs
Fees:18.00 Taxes:333.00

20060818-0101959

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$90,000.00**

Charles O. Iguobadia
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **11TH DAY OF AUGUST, 2006.**

NOTARY PUBLIC

MY COMMISION EXPIRES_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Charles O. Iguobadia	**same**	**59.14-240.00**
3828 Buena Vista Pike		
Nashville, TN 37218		

FOR AND IN 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,

Raqib Al-Hamid and wife, Fay O. Al-Hamid

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

Charles O. Iguobadia, a single man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All All matters on the Plan of Record in Plat Book 4300, page 44, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Restrictions of record in Book 4407, page 214, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **3828 Buena Vista Pike Nashville, TN 37218**

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 not 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 ever 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 **11th** day of **August, 2006**.

Raqib Al-Hamid
Raqib Al-Hamid

Faye O Al-Hamid
Fay O. Al-Hamid

* Fay O. Al-Hamid and Faye O. Al-Hamid are one and the same person.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Raqib Al-Hamid and Fay O. Al-Hamid**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 11th day of August, 2006.

Notary Public

My Commission Expires: _____

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Haynes Estates, Section IV, of record in Plat Book 4300, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Raqib Al-Hamid and wife, Fay O. Al-Hamid, by Warranty Deed from Marquita C. Blakemore and Vielka Garrett, dated 09/25/02 and filed for record 09/30/02 in Instrument No. 20020930-0118523, Register's Office for Davidson County, Tennessee.