Davidson County DEEDWARR
Recvd: 09/05/06 12:19 2 pgs
Fees:13.00 Taxes:647.50

20060905-0109190

WARRANTY DEED

P-06-5125

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre Ballew	Lehman Brothers Bank, FSB	
5125 Whitaker Drive	(NAME) 400 Professional Drive, Ste	161-00-239
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Gaithersburg, MD 20879	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHERZAD MUHSIN AND WIFE, SHELAIR M. SALEEN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANDRE BALLEW, MARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 138 on the plan of Section Two Huntington Park, of record in Book 4175, page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sherzad M. Muhsin and wife, Shelair M. Saleem, by Deed from Mohammad Nejid Rejeb and wife, Ronahi M. Muhsin, dated May 8, 2003, of record in Instrument No. 20030513-0064279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5125 Whitaker Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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 23rd day of August, 2006.

Sherzad Muhsin

Shelair M. Saleen

STATE OF TENNESSEE

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Sherzad Muhsin and Shelair M. Saleen personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of August, 2006.

Notary Public

My Commission Expires 2/15/09

(SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800