Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 09/08/06 14:23 2 pgs
Fees:13.00 Taxes:758.50

20060908-0111578

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Brenda L. Mack
Affiant

Subscribed and sworn to before me, this 1st day of September, 2006.

Pamela B. Matheney
Notary Public
My commission expires:

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

08-0607-90903

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Hassan Ba-Ata 3802 Whites Creek Pike Nashville TN 37207	New Owner	49-00-0-101

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald E. Bundy and wife, Margie A. Bundy, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hassan Ba-Ata and wife, Melissa Smith, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See attached Exhibit "A".

Being part of the same property conveyed to Donald E. Bundy and wife, Margie A. Bundy by deed from Robert R. Powers, Sr. and wife, Marta L. Powers, dated 8-31-79, recorded 11-09-79, of record in Book 5527, Page 705, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3802 Whites Creek Pike, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS my hand this 1st day of September, 2006.

Donald E. Bundy

Margie A. Bundy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald E. Bundy and Margie A. Bundy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 1st day of September, 2006.

State of Tennessee at Large

My Commission expires: July 19, 2008

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

EXHIBIT "A" LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, February 22, 1955, as follows:

Beginning in the center of Whites Creek Pike at the southeast corner of the property conveyed to James H. Pirtle and wife, by Deed from P. M. Chaffin and wife of record in Book 2332, page 280, Register's Office for said County; thence with the center of said Pike south 38 deg. 20 min. east 100 feet; thence south 40 deg. west 962 feet to the center of Whites Creek, thence with the center of said Creek north 25 deg. 30 min. west 100 feet to an iron pin, the southwest corner of said Pirtle property; thence with the southeasterly line of said Pirtle property, north 45 deg. 50 min. east 915 feet to the beginning containing 2.08 acres, more or less.

TRACT II

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, November 2, 1954, as follows:

Beginning in the center of Whites Creek Pike, at a point 110 feet southeastwardly from the southeast corner of the property conveyed to Jessie R. Stroud and wife, by Deed from Kathleen Furton, of record in Book 2282, page 267, Register's office for said County; thence with the center of said Pike, south 38 deg. 20 min. east 100 feet; thence south 46 deg.50min. west 915 feet to the center of Whites Creek, thence with the center of said Creek, north 25 deg. 30 min. west 103 feet to a point 100 feet southeast of the southwest corner of the said Stroud property; thence north 47 deg. 10 min. east 886 feet to the beginning, containing 2.07 acres, more or less.

Being the same property conveyed to Donald E. Bundy and wife, Margie A. Bundy, dated 08/31/1979, by Warranty Deed from Robert R. Powers, Sr. and wife, Marta L. Powers, and filed for record on 11/09/1979, of record in Book 5527, page 705, in the Register's Office for Davidson County, Tennessee.