Davidson County DEEDWARR
Recvd: 09/11/06 09:33 2 pgs
Fees:13.00 Taxes:1757.50
20060911-0111841

Return To:
Sumner Title
131 Indian Lake Blvd #200
Hendersonville TN 37075

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this 23 day of August, 2006.

LUVA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010

Notary Public

My Commission Expires: 7-24-2010

Address New Owner As Follows:
Eric V. Bikales
835 Forest Hills Dr
Nashville, TN 37220

Send Tax Bills To:
CTX Mortgage Co.
P.O. Box 199113
Dallas, TX 75219

Map-Parcel Number:
160-01-0 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MOHAMMED AL-HADDAD AND WIFE, WASN S. TAHA**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ERIC V. BIKALES,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the plan of Section Two, Oak Hill Estates, of record in Book 4460, pages 36, 37 and 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mohammed Al-Haddad and wife, Wasn S. Taha, by deed of record in Instrument No. 20050902-0106068, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to

pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4460, pages 36, 37 & 38, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7865, page 69, and Book 7681, page 294, said Register's Office.

This is improved property known as 835 (aka 839) Forest Hills Dr, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23 day of August, 2006.

M. Al Haddad
Mohammed Al-Haddad

Wasn S. Taha
Wasn S. Taha

By: Hal Rosson
Hal Rosson, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MOHAMMED AL-HADDAD,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of August, 2006.

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires JAN. 27, 2007

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HAL ROSSON**, with whom I am personally acquainted, and who acknowledged that **he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of Wasn S. Taha,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23 day of August, 2006.

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

290449.1/2006140

My Commission Expires JAN. 27, 2007