Davidson County DEEDWARR
Recvd: 10/05/06 15:08 2 pgs
Fees:13.00 Taxes:645.65

20061005-0124080

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44893 File Box "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2006

Notary Public

MY COMMISSION EXPIRES: 5/22/10

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn M. Fitzpatrick	FMF Capital	142-14-170
828 Beech Bend Drive	25 Century Blvd Ste 606	
Nashville, TN, 37221	Nashville, TN 37214	

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, I/WE,

Jafar Naji, married*

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

Dawn M. Fitzpatrick and husband, Michael W. Fitzpatrick

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:

A 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. 687 on the Plan of Section Three, Harpeth Woods, as of record in Book 5200, page 270, Register's Office for said County.

Said Lot No. 687 fronts 80.0 feet on the westerly margin of Beech Bend Drive and extends back 264.4 feet on the northerly line and 257.9 feet on the southerly line to a broken line in the rear, measuring 84.7 feet thereon.

Being the same property conveyed to Jafar Naji by Warranty Deed from Alex Owainati and wife, Zainab Owainati, of record in Instrument No.: 20040504-0050446, Register's Office for Davidson County, Tennessee.

***This is investment property and not the residence of Grantor or any spouse.**

Unimproved ( )
This is improved (X) property known as 828 Beech Bend Drive, Nashville, TN 37221

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 29th day of September, 2006

Jafar Naji by Amar Jafry by aif

Jafar Naji

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of September, 2006, personally appeared Amar Latif to me known to be the person who executed the foregoing instrument on behalf of Jafar Naji as Attorney in Fact, and acknowledged that Amar Latif executed the same as the free act and deed of the said Jafar Naji.

Witness my hand and official seal this 29th day of September, 2006.

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010