BOX 13
12168

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of August, 2006.

Heidi Jo Clayton
Notary Public

My Commission Expires: 72509

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/19/06 13:50 2 pg
Fees:13.00 Taxes:560.55
20061019-0130007

ADDRESS NEW OWNER(S) AS FOLLOWS:
SABAH BADEL AND SPOUSE, SHIVAN SULEIMAN
718 Harding Place
Nashville, Tennessee 37211

SEND TAX BILLS TO:
~~NEW OWNER~~ Countrywide Home Loans, Inc
801 Crescent Center Dr. #520
Franklin, TN. 37067

MAP-PARCEL NUMBERS:
146-4-5

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENT J. SELLERS, UNMARRIED** hereinafter referred to as Grantors, hereby transfers and conveys to **SABAH BADEL, A MARRIED MAN AND, SHIVAN SULEIMAN, AN UNMARRIED MAN,** hereinafter referred to as Grantees, their heirs and assigns 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. 694 on the Plan of Caldwell Hall, Section X of record in Book 3106, Page 79, Register's Office for Davidson County, Tennessee; to which reference is hereby made for a complete and accurate description thereof.

INCLUDED BUT EXCLUDED FROM THIS DESCRIPTION IS THE FOLLOWING:

BEGINNING at a point on the north existing right of way line of State Route 255 (Harding Place) said point being on the common property line between Harry J. Adams and Marilyn D. Adams and grantors herein and located 52.98 feet left of State Route 255 (Harding Place) survey centerline station 118+88.53, thence with said common property line North 24 deg. 5451? East a distance of 17 feet, more or less, to a point located 66 feet, more or less, left of survey centerline station 118+92, more or less, said point being in the north proposed right of way line of State Route 255 (Harding Place), thence with said proposed right of way line with a curve to the left having a radius of 213.00 feet an arc distance of 50 feet, more or less, to a point located 60.04 feet left of survey centerline station 119+52.17, thence continuing with said proposed right of way line with a curve to the left having a radius of 1,376.78 feet an arc distance of 55 feet, more or less, to a point located 60 feet left of survey centerline station

11997, more or less, said point being on the common property line between Jamie F-I. Lacy and the grantors herein, thence with said common property line South 05 degrees 09 minutes 06 seconds West a distance of 17 feet, more or less, to a point located on the north existing right of way line of State Route 255 (Harding Place), said point being 42.81 feet left of survey centerline station 119+98.68; thence with said existing right of way line Southwesterly with a curve to the right having a radius of 1,480.00 feet an arc distance of 40.17 feet to a point located 42.53 feet left of survey centerline station 119+57.44, thence continuing with said existing right of way line with a curve to the right having a radius of 220.00 feet an arc distance of 69.99 feet to the point of beginning and containing 1,802 square feet, more or less.

Being the same property conveyed to BRENT J. SELLERS AND WIFE, SANDI SELLERS by warranty deed from LESLIE BUFORD TOMLINSON, JR. AND WIFE, GAIL W. TOMLISON of record in Deed Book 8220 and Page 883 on 08/25/2006 and filed for record on 10/22/1990 , Register's Office for said County. Sandi Sellers having since deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 3106 and Page 79, Register's Office of said County.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 718 Harding Place, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 31st day of August, 2006.

Brent J. Sellers

STATE OF MO
COUNTY OF Polk

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brent J. Sellers the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~31st~~ 1st day of ~~August~~ Sept, 2006.

Desree' Kapica
Notary Public Desree' Kapica

My Commission Expires: July 18, 2007

DESREE' KAPICA
Notary Public - Notary Seal
STATE OF MISSOURI
Polk County
My Commission Expires July 18, 2007

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