BOX 13
12332



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this ~~15th~~ 13th day of October, 2006.

Notary Public

Expiration of commission. 7-25-09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/19/06 13:54 2 pg
Fees:13.00 Taxes:240.50
20061019-0130014

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zuheir Haji Abdullah **Sheyma T. Abdullah**	~~New Owner~~ Fifth Third Mortgage Co.	**Map 162-10, Parcel 207**
1533 Bell Road	336 MAIN ST	
Nashville, Tennessee 37211	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Jo Ann Neal Gruner, married

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

Zuheir Haji Abdullah and Sheyma T. Abdullah , husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 9A, Zone Lot Division of Lots Nos. 8 and 9, a re-subdivision of Lots 5 thru 9, Bell Heights, of record in Plat Book 6250, page 345, amending the Plan of record in Plat Book 5210, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jo Ann Neal Olson, by Cash Deed for Tennessee, from Secretary of Housing and Urban Development, of record in Book 8617, page 943, Dated April 27, 1992, Register's Office for Davidson County, Tennessee. Jo Ann Neal Olson has since married and is now known as Jo Ann Neal Gruner.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, page 345 and Book 5210, page 70, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5210, page 70, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1533 Bell Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 13th day of October, 2006.

Jo Ann Neal Gruner

*Phillip Gruner, spouse of Jo Ann Neal Gruner, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Phillip Gruner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Jo Ann Neal Gruner and husband, Phillip Gruner , the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2006.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
JULY 18, 2009

File #: **06748-JM**
RECORD & RETURN TO:

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