Davidson County DEEDWARR
Recvd: 12/28/06 07:38 2 pgs
Fees:13.00 Taxes:666.00
20061228-0159724

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Najah Alikaby** **1801 and 1807 Underwood Street** **Nashville, Tennessee 37208**	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: **Map 81-15;Parcel 140.00** **&** **Map 81-15;Pacel 141.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is acknowledged, I

AMEEN A. HUSSAIN,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

NAJAH ALIKABY

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1

LAND in Davidson County, Tennessee, being Lot No. 50 on three Plan of J.M., T.J. and G.W. Harding's Addition, as of record in Book 21, Page 80, Register's Office for said County.

Said Lot No. 50 fronts 50 feet of on the southerly side of Underwood, formerly Passaic Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ameen A. Hussain by deed from Saleh Mussed of record as Instrument No. 20060731-0092234, in the Register's Office for Davidson County, Tennessee.

TRACT NO. 2

Being lots Nos. 51 and 52 on the plan of three Plan of J.M., T.J., and G.W. Harding's Addition to North Nashville, as of record in Book 21, Page 80, Register's Office for said County.

Said Lot No. 50 fronts 50 feet on the southerly side of Underwood, formerly Passaic Street and runs back between parallel lines 150 feet to an alley.

Said Lot No. 52 fronts 37 feet on the southerly side of Underwood, formerly Passaic Street and runs back on the west line 150 feet and on the east lie, with the westerly margin of 18th Avenue North, formerly Salen Street, 152 ½ feet to an alley in the rear, and shows 63 feet on said rear alley.

Being the same property conveyed to Ameen A. Hussain by deed from Saleh Mussed of record as Instrument No. 20060731-0092234, in the Register's Office for Davidson County, Tennessee.

As further consideration, Grantee hereby assumes the remaining indebtedness on the Deed of Trust record at Instrument No. 20040706-0079561 said Register's Office.

This is improved (x) property known as **1801 and 1807 Underwood Street, Nashville, Tennessee 37208**

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 it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 6th day of December, 2006.

AMEEN A. HUSSAIN, BY Saleh Saeed

AMEEN A. HUSSAIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **AMEEN A. HUSSAIN**, by and through **SALEH SAEED,** his true and lawful attorney in fact pursuant to an executed power of attorney, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 6th day of December, 2006.

RICK PHIPPS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $180,000.00

AFFIANT

Sworn to and subscribed to before me this 6th day of December, 2006.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 10-19-08