#9862 29497

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/22/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kawa Hasan and Nedar Y. Zubeer	Bank of America	
(NAME)	(NAME)	
380 Tusculum Road	9000 Southside Blvd #700	161-4-130
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **HARRY LEE HILL, EXECUTOR OF THE ESTATE OF FAY BEDFORD BEAN, DECEASED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAWA HASAN AND WIFE, NEDAR Y. ZUBEER,** 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. 14 on the Plan of Tusculum Fields, as of record in Book 2330, page 16, Register's Office for said County.

Included in the above but excluded therefrom is that portion of said land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4186, page 814, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Fay B. Hill by deed from William L. Martin and wife, Margaret F. Martin, of record in Book 3761, page 91, Register's Office for Davidson County, Tennessee. The said Fay B. Hill also known as Fay Bedford Bean having since died and by her Will of record in Docket No. 06P1561, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property is vested in Harry Lee Hill, Executor of the Estate of Fay Bedford Bean.

unimproved ☐

This is improved ☒ property, known as 380 Tusculum Road, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 GRANTEE, 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.

Davidson County DEEDWARR
Recvd: 01/03/07 11:12 2 pgs
Fees:13.00 Taxes:392.20
20070103-0001038

Witness my hand this 28th day of December, 2006.

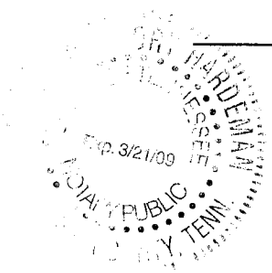
Harry Lee Hill, Executor of the Estate of Fay Bedford Bean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry Lee Hill, Executor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of December, 2006.

Notary Public



Notary Gregory Hardeman
EXP. 3/21/09
Davidson County