Davidson County DEEDWARR
Recvd: 01/12/07 12:29 2 pgs
Fees:13.00 Taxes:562.40

20070112-0005269

WARRANTY DEED

B-BURLEW-06-640

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Carol A Clawson
Affiant

Subscribed and sworn to before me, this 27th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teh Li Yang	Teh Li Yang	
640 American Road (ADDRESS)	640 American Road (NAME) (ADDRESS)	90-11-44.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KHALID T. KADER AND JENAR KADER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TEH LI YANG, XXXXXXXXXX AND ANGEL YANG, XXXXXXXXXX, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 411, ON THE PLAN OF CHARLOTTE PARK, SECTION SIX, OF RECORD IN BOOK 2900, PAGES 7 AND 8, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KHALID T. KADER AND JENAR KADER, HUSBAND AND WIFE BY WARRANTY DEED FROM ISMAIL ABDULLATIF SADIGH AND WIFE, BAYAZ TAYYAR MOHAMMAD AND BASHEER B. ABDULLATIF, UNMARRIED, RECORDED ON THE 5TH DAY OF JULY, 2000 IN INSTRUMENT NO. 200007050066584, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 2900, Pages 7 & 8, and restrictions in Book 2921, Page 412, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 640 American Road, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 27th day of December, 2006.

Khalid T. Kader

Jenar Kader by Khalid T. Kader, Attorney-In-Fact
Attny in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Khalid T. Kader, the within named bargainor, 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 and official seal, this the 27th day of December, 2006.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 27 day of December 2006, before me personally appeared Khalid T. Kader to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jenan M Kader, and acknowledged that he/she/they executed the same as his/her/their free act and deed by virtue of that Power of Attorney recorded Jan 10 2005 in Instrument No. * in the Register's Office of _____ County, Tennessee.

Witness my hand and official seal this 27 day of December, 2006.

NOTARY PUBLIC

* 20070112-000 5268

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903