Davidson County DEEDWARR
Recvd: 01/26/07 09:52 2 pgs
Fees:13.00 Taxes:308.95
20070126-0010789

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Husni Hassan
2428 Nolensville Road
Nashville, TN 37211

SEND TAX BILL:

New Owner

MORTGAGEE:
James D. Stevens
3937 Gallatin Road
Nashville, TN 37216

MAP AND PARCEL:
Map 119-14
Parcel 187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cindy Renae Hicks**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Husni Hassan** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Tuggle Heights, as of record in Plat Book 1130, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Said Lot No. 4 fronts 60 feet on the easterly side of Tuggle Avenue and runs back between parallel lines, 157.2 feet to a dead line.
>
> Being the same property conveyed to Cindy Renae Hicks, by deed from Elsie Jenkins Harmon, dated November 12, 2003, of record in Instrument No. 20031113-0166052, Register's Office for Davidson County, Tennessee.
>
> Roger Hicks, Cindy Renae Hicks, joins in the execution of this instrument to convey his interest in the Property.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2902 Tuggle Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of January, 2006.

Cindy Renae Hicks

Roger Hicks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Cindy Renae Hicks and husband, Roger Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25th day of January, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $83,500.00.

AFFIANT

Subscribed and sworn to before me
this 25th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007