26-1-723

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 01/31/07 10:45 2 pgs
Fees:13.00 Taxes:597.55
20070131-0012753

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of January, 2007 by and between **Mahdi S. Malo**, hereinafter referred to as GRANTOR, and **Tayar Hussien, unmarried and Bashar Hussien, married,** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bradley Heights, of record in Plat Book 4470, page 9, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mahdi S. Malo by Quitclaim Deed from Tayar Hussien, dated March 17, 2006, of record in Instrument 200603230033295, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Mahdi S. Malo and Tayar Hussien by Quitclaim Deed from Mahdi S. Malo, dated October 1, 2004, of record in Instrument 200412070145627, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Mahdi Malo by Warranty Deed from Brian Yorke and wife Brooke Yorke, dated October 1, 2004, of record in Instrument 200410080121801, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **2477 Una Antioch Pike, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mahdi Malo
Mahdi S. Malo

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Mahdi S. Malo, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 16th day of January, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Tayar Hussien and Bashar Hussien
2477 Una Antioch Pike, Antioch, TN 37013

Send Tax Statements to:
SAME

Map & Parcel: 149.00-0-192.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $161,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Susan Matlock
Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of January, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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