This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Nemat Newmat
4034 Darlene Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
New Owner

MORTGAGEE:

MAP 162-2
GROUP
PARCEL 135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James A. Bradbury and wife, Ollie E. Bradbury, individually and as Trustees of The James A. and Ollie E. Bradbury Revocable Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, does hereby transfer and convey unto ~~Nemat Newmat and Cameron Hussein~~ *Nemat Nemat and Kamiran S. Hussein *tenants in common 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. 140 on the Plan of Colewood Acres, Section II, of record in Plat Book 3700, page 135, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to James A. Bradbury and wife, Ollie E. Bradbury by deed of record in Book 8873, page 291, Register's Office for Davidson County, Tennessee; further being conveyed to the Trustees of The James A. and Ollie E. Bradbury Revocable Living Trust by Quitclaim Deed of record in Book 10457, page 748, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **4034 Darlene Drive, Antioch, Tennessee 37013.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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: 04/18/07 15:03 2 pgs
Fees:13.00 Taxes:414.40



20070418-0046441

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

WITNESS my hand this the 24th day of **March, 2007.**

James A. Bradbury
James A. Bradbury, individually

Ollie E. Bradbury
Ollie E. Bradbury, individually

James A. Bradbury trustee
James A. Bradbury, Trustee of The James A. And Ollie E. Bradbury Revocable Living Trust

Ollie E. Bradbury trustee
Ollie E. Bradbury, Trustee of The James A. And Ollie E. Bradbury Revocable Living Trust

STATE OF FLORIDA
COUNTY OF Manatee

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James A. Bradbury and wife, Ollie E. Bradbury, individually and as Trustees of The James A. and Ollie E. Bradbury Revocable Living Trust,** the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of March, 2007.

Kimberly Guerra
NOTARY PUBLIC

My Commission Expires: 7/17/10

Notary Public State of Florida
Kimberly Guerra
My Commission DD575142
Expires 07/17/2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $112,000.00.

AFFIANT

Subscribed and sworn to before me on this 30 day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.