File Box 30

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Mohamed H. Haniff
3029 Stone Bridge Road
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Map and Parcel: 150-10-0-272.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JAMES NATHAN BRACY and wife, MORGAN AMBER BRACY,** have this day bargained and sold and does hereby transfer and convey unto, **MOHAMED HANIFF and NAZARENNE HANIFF, husband and wife**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

Being Lot No. 22 on the plan of 1st Revision to Stonebridge, as of record in Plat Book 9700, Page 244, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Nathan Bracy and wife, Morgan Amber Bracy, by deed from Household Financial Center, Inc., dated June 21, 2004, appearing of record in Instrument Number 20040701-0078231, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 10164, page 525; Sewer/Storm Drainage Easement of record in Book 6396, page 368, and in Book 7133, page 143; Permanent Easement and Temporary Construction Easement of record in Book 8657, page 543; Permanent Drainage Easement of record in Book 8493, page 784; and to any and all matters shown on said plat and survey of record in Plat Book 9700, page 244; all of said Register's Office.

This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **MOHAMED HANIFF and NAZARENNE HANIFF, husband and wife,** their heirs and assigns, forever.

Davidson County DEEDWARR
Recvd: 05/10/07 11:00 3 pgs
Fees:18.00 Taxes:632.70
20070510-0056178

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2007 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 1st day of May, 2007.

James Nathan Bracy

Morgan Amber Bracy

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **James Nathan Bracy and wife, Morgan Amber Bracy,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 1st day of May, 2007.

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 2/24/09

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $171,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kendra Cooke
AFFIANT

SWORN to and subscribed before me,
this the 1st day of May, 2007.

Sheri L. Morgan
NOTARY PUBLIC

My Commission Expires: 2/24/09

SHERI L. MORGAN
NOTARY PUBLIC
My Comm. Expires
February 24, 2009
AT LARGE
RUTHERFORD COUNTY, TN