Davidson County DEEDWARR
Recvd: 05/23/07 09:58 2 pgs
Fees:13.00 Taxes:502.83
20070523-0061437

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $135,900.00

Subscribed and sworn before me this the 1st day of May, 2007.

Affiant

(Affix Seal)

KIEL BOSCHELE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: December 12, 2010

WARRANTY DEED

700257

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Ella D. Franklin
3005 West Towne Village Court
Antioch,TN 37015

Send tax bills to:
New Owner

Map 150-6, Parcel 213

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

~~Mohamed Haniff Sr~~ MOHAMED H. HANIFF, SR.

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Ella D. Franklin, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennesee, being Lot No. 4 on the Plan of Charlestown, as of record in Plat Book 6200, Page 220, said Register's Office for said County, to which reference is made for a more complete description.

Being all of the same property conveyed to Mohamed Rydar Haniff and Mohamed M. "Mike" Haniff and Mohamed H. "Sean" Haniff from Brenda Fisher by Quitclaim Deed dated 09/19/1997 of record in Book 10632, Page 5, Register's Office for Davidson County, TN **See correct derivation clause

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 3005 West Towne Village Court, Antioch, TN, 37015

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 1st day of May, 2007.

I, Nazarene Haniff, wife of the aforesaid Mohamed H. Haniff, Sr., do join in the conveyance to relinqish all rights in and to said property.

Mohamed Haniff SR
Mohamed Haniff, Sr.

Nazarene Haniff
Nazarene Haniff

**Being the same property conveyed to Mohamed H. Haniff, Sr. by Quitclaim Deed from Mohamed Rydar Haniff and Mohamed M. "Mike" and Mohamed H. "Sean" Haniff, of record in Book 10632, Page 5, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Mohamed Haniff, Sr.and Nazarene Haniff, the bargainor(s), 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 1st day of May, 2007.

My commission expires:_____

Notary Public

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010