PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: Title No: 48650

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/29/07 13:17 3 pgs
Fees:18.00 Taxes:477.30
20070529-0063436

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Canh M Pham Chau H. Ly P. O. Box 90678 Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 13308015900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$129,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adam Bebani, married, and Ahmed Abdulla, married**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Canh M Pham, unmarried** and **Chau H. Ly, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 68 on the Plan of Phase II, Valley View Terrace of record in Book 5200, page 119 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Adam Bebani and Ahmed Addulla by deed from Richard R. Hodgens and wife, JoAnn K. Hodgens of record in Doc. No. 20000111-0003926, Register's Office for Davidson County, Tennessee.

Shahlah Khazaw, spouse of Adam Bebani, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200 Page 119, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. Restrictions of record in Book 6400, page 902, Book 5603, page 341, Book 5323, page 310, Book 5173, page 550, said Register's Office.

This instrument is executed on behalf of Ahmed Abdulla pursuant to a Power of Attorney executed by him on the 20th day of June, 2003, of record as Instrument No. 20030707-0093230, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This property is not and has never been a marital residence of Ahmad Abdulla nd wife, Kaziban Gardi and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is improved property, known as: 452 Cathy Jo Circle, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of May, 2007

Adam Bebani
Adam Bebani

Ahmed Abdulle by Adam Bebani Atty-in-fact
Ahmed Abdulla by Adam Bebani, Atty-In-Fact

Shahlah Khazaw
Shahlah Khazaw

State of TENNESSEE
County of DAVIDSON

On this 24th day of May, 2007 , before me the undersigned authority, personally appeared Adam Bebani and Shahlah Khazaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/20/2010

LaTrece McAdoo
Notary

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $129,000.00

Affiant

Sworn and subscribed before me this 24th day of May, 2007

LaTrece McAdoo
Notary Public

My Commission Expires: 3/20/2010

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam Bebani**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ahmed Abdulla**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2007

LaTrece McAdoo
Notary Public

My Commission Expires: 3/20/2010

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

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EXHIBIT "A"
To
Warranty Deed

FROM: Adam Bebani, married Ahmed Abdulla, married

TO: Canh M. Pham and Chau H. Ly

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Adam Bebani
Affiant

Sworn to and subscribed before me this 24th day of May, 2007

LaTrece McAdoo
Notary Public

My Commission Expires: 3/20/2010

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County