31195
#10634

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $122,760.00

Azad Abdulbaki
Affiant

Subscribed and sworn to before me, this 24th day of May, 2007.

ROGER SPROCH NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public
My commission expires:

Davidson County	DEEDWARR
Recvd: 05/29/07 16:10	2 pgs
Fees:13.00 Taxes:454.21	
20070529-0063686	

07-0705-83275

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Azad M. Abdulbaki 234 Paragon Mills Road Nashville TN 37211	Professional Mortgage Group, Inc. 222 Robert Rose Drive Murfreesboro, TN 37129	134-13-0-258.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher Kirby and wife, Marquerite Kirby,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Azad M. Abdulbaki and wife, Samya S. Shukri,** hereinafter called the Grantees, their successors 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. 106, on the Plan of Woodland Hills, Phase One, of record in Book 6900, Pages 666, 667, 668 and 669, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Kirby and wife, Marquerite Kirby (erroneously referenced as Marqurite Kirby) by deed from Terri P. Garner, dated February 9, 2004, recorded February 18, 2004, of record in Instrument No. 20040218-0018359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 234 Paragon Mills Road, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 24th day of May, 2007.

Christopher Kirby
Christopher Kirby

Marguerite Kirby
Marguerite Kirby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher Kirby and Marguerite Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 24th day of May, 2007.

Deborah K. Devine
State of Tennessee at Large

My Commission expires:
11/23/08

