6070304

Return To:
This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070304

Davidson County DEEDWARR
Recvd: 06/14/07 09:31 3 pgs
Fees:18.00 Taxes:684.50
20070614-0071234

Send Tax Bills To:
Bank of America
9000 Southside Blvd, Building 700
Jacksonville, Florida 32256

New Owner is:
Hasib N. Sattar
407 Kinhawk Drive
Nashville, TN 37211

MAP: 172-08-0

PARCEL: 021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Estate of and Robert Lindell Rader, Sr.**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Hasib N. Sattar , unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **407 Kinhawk Drive, Nashville, TN 37211**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Forest Acres Estates, Section 1, as of record in Book 3700, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 98 feet on the southeasterly side of Kinhawk Drive and runs back between lines 236.56 feet on the northeasterly line and 244.96 feet on the southwesterly line to a dead line in the rear, on which it measures 63.21 feet.

Being the same property conveyed to Robert Lindell Rader, Sr. by Quit Claim Deed from Sally Irene Rader dated 09/20/01, recorded 11/02/01, in Instrument # 20011102-0119750, and also being the same property conveyed to Robert L. Rader by Warranty Deed from Henry Dale Pierce and wife, Clarice Pierce, dated 07/26/79 and recorded 07/30/79, Register's Office for Davidson County, Tennessee. The said Robert Lindell Rader, Sr. having since died on 31, 2006 and leaving as his sole heirs Eric Rader, Rita Rader Smith, Andrew Rader and Robert L. Rader, II.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

RR AR CW RRR
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 7 day of June, 2007.

GRANTOR(S):

Eric Rader

Rita Rader Smith

Andrew Rader

Robert L. Rader, II

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Eric Rader**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 7 day of June, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Rita Rader Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 7 day of June, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Andrew Rader**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 7 day of June, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Robert L. Rader, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 7 day of June, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00**.

Peggy L Rice
AFFIANT

SWORN TO and subscribed before me this the 7 day of June, 2007.

NOTARY PUBLIC
My commission expires: 7/27/10

DANA L. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.