Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
James A. Crossman	SAME	Map: 117-14
4420 Herbert Place		
Nashville, TN 37215		Parcel: 78.00
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205		

Davidson County DEEDWARR
Recvd: 06/22/07 09:18 2 pgs
Fees:13.00 Taxes:1665.00

20070622-0074585

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Mobeen Ahmad and Bilqees Mobeen, married,** (The "Grantor(s)") has bargained and sold, and by these presents do transfer and convey unto, **James A. Crossman, married,** (The "Grantee(s)"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> LAND in Davidson County, being Lot No. 17 on the Plan of Sugar Tree Subdivision of record in Book 1424, Page 100, Register's Office for said County,
>
> SAID LOT NO. 17, which is corner lot front 128.8 feet on the northerly margin of Warfield Lane and fronts 103.6 feet on the easterly margin of Cross Creek Road said frontages being joined by a curve having a length of 39.0 feet and extends back 152.2 feet on the northerly line and 131.9 feet on the easterly line to a point of intersection.
>
> BEING the same property conveyed to Mobeen Ahmed and spouse, Bilqees Mobeen by Warranty Deed from Debendra N. Mahalanobis, unmarried, recorded on the 23rd day of January, 2003 in instrument no. 20030123-0009434, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2007 and subsequent years, a lien not yet due and payable.**
2. **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sugar Tree, as recorded in Plat Book 1424, Page 100.**

This is improved property known as 3938 Cross Creek Road, Nashville, Tennessee 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this 21ST day of JUNE, 2007

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee(s), his successors and assigns, forever.

And Grantor(s) does covenant with the said Grantee(s) that the Grantor(s) is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor(s) does further covenant and themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has caused this Deed to be executed this 21ST day of JUNE 06/21/07, 2007.

MOBEEN AHMAD

BILQEES MOBEEN

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Mobeen Ahmad and Bilqees Mobeen to me known to the persons described in and who executed the forgoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 21ST day of JUNE, 2007.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Notary Public

My Commission Expires: _____