WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/07 11:55 2 pgs
Fees:13.00 Taxes:934.25
20070625-0075517

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2007

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mohamed Bing Baksh	Wells Fargo Home Mortgage	Map 104
398 Normandy Circle	P.O. Box 11701	Group 01-0-B
Nashville, TN 37209	Newark, NJ 07101-4701	Parcel 137-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Sallie M. Simpson and husband, Paul Simpson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mohamed Bing Baksh and wife, Susan Baksh

hereinafter called the GRANTEES, their heirs 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 398 on Lot No. 25 of the Normandy Place Condominiums, Phase III, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Normandy Place Condominiums, of record under Instrument 20020214-0019862, and First Amendment of record under Instrument 20020523-0063131, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to Sallie M. Simpson, a married woman, by Quitclaim Deed from Sallie M. Simpson, a married woman, as to a 50% interest, and Margaret F. McMurray, an unmarried woman, as to a 50% interest, as joint tenants with the right of survivorship, and not as tenants in common, of record in Instrument 20060814-0099599, Register's Office for said County. See also deeds of record in Instrument 20060306-0025478, and Instrument 20030220-0022709, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Instrument 20020214-0019862, and Instrument 20020523-0063131, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1835, Page 10, said Register's Office.

The said Paul Simpson joins in this conveyance to convey any and all marital interest he may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 398 Normandy Circle, Nashville, TN 37209

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 22nd day of June, 2007.

Sallie M. Simpson

Paul Simpson

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 Sallie M. Simpson and husband, Paul Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.