THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **MOORELAND TITLE COMPANY, LLC** 315 Deaderick Street AmSouth Center Suite 1710 Nashville, Tennessee 37238 (615) 782-0098	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $32,000.00 Roger AFFIANT Subscribed and sworn to before me, this 3rd day of July, 2007. NOTARY PUBLIC My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20 2010

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Akram Rozh Qumri Hamid 901 Weasherside Ct Nashville TN 37209	SAME	81-10-351.00

Davidson County DEEDWARR
Recvd: 07/09/07 15:36 3 pgs
Fees:18.00 Taxes:118.40

20070709-0081828

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Roger D. Lawson and Janice Lawson ("Grantor") do hereby bargain, sell, transfer and convey unto **Akram Rozh and wife, Qumri A. Hamid** ("Grantee") their heirs and assigns, all of their right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 63 feet of the northerly part of Lot No. 12 on the Plan of the Georgia Industrial Realty Company Subdivision in North Nashville, of record in Book 421, page 188, Register's Office for said county, described according to a survey made by W. B. Southgate Surveyor, October 27, 1932, as follows:

Beginning on the southerly margin of Osage Street at a point 147 feet west of the westerly margin of 23rd Avenue North; thence with the southerly margin of said Street, westwardly 63 feet to the corner of Lots Nos. 12 and 13; thence with the line between said two lots, southwardly 51 feet 10 1/2 inches to the northwest corner of the property conveyed to A. W. Fisher and wife, by deed from Mrs. C. G. Fisher and husband of record in book 658, page 45, said Register's Office; thence with said A. W. Fisher and wife's northerly line, eastwardly 63 feet; thence northwardly 51 feet 10 1/2 inches to the beginning.

Being the same property conveyed to Roger D. Lawson and wife, Janice Lawson by deed of record in Instrument No. 200004040033525, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Akram Rozh and Qumri A. Hamid**, their heirs and assigns, forever.

AND **Roger D. Lawson and Janice Lawson** do hereby covenant with **Akram Rozh and Qumri A. Hamid**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Roger D. Lawson and Janice Lawson** do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to **Akram Rozh and Qumri A. Hamid,** their heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 2307 Osage Street, Nashivlle, TN 37208

IN WITNESS WHEREOF, this Warranty Deed has been executed this 3rd day of July, 2007.

Roger D. Lawson

Roger D. Lawson

Janice Lawson

Janice Lawson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Roger D. Lawson, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 3rd day of July, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared ~~Roger D. Lawson~~ Janice Lawson, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 3rd day of July, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Permitted Encumbrances

1. County Taxes for 2007; all subsequent years, a lien not yet due and payable.

2. Plan of record in Book 421, page 188, Register's Office for Davidson County, Tennessee.

3. Any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record and any and all facts that an accurate survey or inspection would disclose.