Davidson County DEEDWARR
Recvd: 07/11/07 14:59 2 pgs
Fees:13.00 Taxes:542.42

20070711-0082785

WARRANTY DEED

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 2007

Notary Public

MY COMMISSION EXPIRES: 9/8/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Pitts (NAME)	Magna Bank (NAME)	MAP 161-2
472 Westcrest Drive (ADDRESS)	6525 Quail Hollow , Suite 300 (ADDRESS)	PARCEL 66
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

FOR AND 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, Mohammed Ahmed Omer and wife, Fewzia Haji Omer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Pitts

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 Lot No. 14 on the Plan of McMurray Hills Subdivision, as of record in Book 3700, page 5, Register's Office for said County.

Said Lot No. 14 fronts 75 feet along the northeasterly margin of Westcrest Drive; thence back between lines measuring 355.1 feet more or less on the northwesterly line and 349.3 feet more or less, on the southeasterly line to the center of a drain and measures 76 feet, more or less, thereon.

Being the same property conveyed to Mohammed Ahmed Omer and wife, Fewzia Haji Omer by deed dated 10/23/98 from James M. Hicks and wife, Ethel D. Hicks of record in Book 11173, page 892, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 3882, page 846, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3700, page 5, said Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 472 Westcrest Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 9th day of July, 2007

Mohammed Ahmed Omer
Mohammed Ahmed Omer

Fewzia Haji Omer
Fewzia Haji Omer

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 Mohammed Ahmed Omer and wife, Fewzia Haji Omer

the bargainor s, 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 9th day of July 2007

Commission expires 1/24/09

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public of and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

Legal Description Continuation

The legal description is the same as the previous deed of record.