Davidson County DEEDWARR
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This instrument prepared by: → Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

FEARNLEY & CALIFF, PLLC
ATTORNEYS AT LAW
565 MARRIOTT DRIVE, SUITE 850
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of August, 2007, by and between Amir Hassan Nejad unmarried, and Fatemeh Azar Amin, unmarried , party of the first part, and Salahadeen R Osman, and wife, Madina Yahya party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of WOODLAND HILLS, Section 1, Phase 2, of record in Plat Book 7900, Page 408, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Amir Hassan Nejad and Fatemeh Azar Amin, by virtue of that certain Quit Claim Deed dated February 21, 2003, at Instrument No. 20030306-0029604, re-recorded in Instrument No. 20030404-0044389 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 7564, Page 404; Book 9055, Page 943 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Amir Hassan Nejad

Fatemeh Azar Amin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Amir Hassan Nejad and Fatemeh Azar Amin, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of August, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Salahadeen R Osman
3417 Bruner Ct.
Nashville, TN 37211

Tax Parcel No 13409013300

Property Address: 3417 Bruner Court
Nashville, TN 37211

MAIL TAX BILLS TO: Bank of America
P.O. Box 17404
Baltimore, MD 21297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $62,725.25 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of August, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

