REALTY TITLE BOX 48A

Davidson County DEEDWARR
Recvd: 08/28/07 09:16 3 pgs
Fees:18.00 Taxes:777.00
20070828-0102911

STATE OF TENNESSEE
COUNTY OF Davidson.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of August, 2007.

Notary Public

My Commission Expires: 7/24/2010

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Loqman Ali and Safia Sadiq

1109 Wildwind Court
Nashville, Tennessee 37209

SEND TAX BILLS TO:

COUNTRYWIDE BANK, FSB
P.O. BOX 660694
DALLAS, TEXAS 75266-0694

MAP-PARCEL NUMBERS:

114-07-0B-108.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joylene W. Thomas, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Loqman Ali and Safia Sadiq, **husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 96 on the Plan of Section Four, Westchase of record in Instrument No. 20040204-0013784, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joylene W. Thomas, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20041215-0149230, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Instrument No. 20040204-0013784, Register's Office of said County.

Subject to all matters on the P.U.D. Boundary, Westchase, of record in Book 9700, Page 521, Register's Office of said County.
100' TVA Easement of record in Deed Book 751, Page 374, Book 787, page 13 and Book 787, page 14 as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998, Register's Office for said County.
Agreement for Dedication of Easements for Sanitary Sewer of record in Deed Book 5222, Page 720, as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998, Register's Office for said County.
Agreement for Dedication of Easements for Public Utilities of record in Deed Book 8626, Page 852, as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998, Register's Office for said County.
Easement for the flow of a creek as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
Agreement for Dedication of Sewer Line Easement of record in Instrument No. 20021028-0131574, Register's Office for said County.
Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021104-0134795, Register's Office for said County.
Agreement for Outconveyance to Karl E. Haury, Jr.of record in Instrument No. 20021028-0131572, Register's Office for said County.
Rights of ingress and egress to and from a family cemetery as set forth in Section 3, of record in Deed Book2484, Page 315, as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998, Register's Office for said County.
Restrictive Covenants of record in Instrument No. 20021126-0146387, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1109 Wildwind Court, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 20th day of August, 2007.

Joylene W. Thomas by
Joylene W. Thomas
Lois Gordon, attorney in fact

270800750

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Iris Gordon, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Joylene W. Thomas and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2007.

Notary Public

My Commission Expires: 10/10/09

