Davidson County DEEDWARR
Recvd: 09/19/07 12:23 2 pgs
Fees:13.00 Taxes:292.30

20070919-0112138

WARRANTY DEED

O-HD-07-2700

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF September, 2007

Notary Public

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

MY COMMISSION EXPIRES: 5/22/10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamidullah Durani	Hamidullah Durani	
2700 Fanni William Street	(NAME) 2700 Fanni William Street	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	119-9-161.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN C. DONALDSON SR., AND WIFE MAXINE Y. DONALDSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HAMIDULLAH DURANI, A MARRIED MAN GHOLAM M. DURANI married *, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* and

TRACT I LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF E. T. BROWN'S SUBDIVISION OF A PART OF THE PATTERSON TRACT, AS OF RECORD IN BOOK 332, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT FRONTS 71 FEET ON THE EASTERLY SIDE OF HOGAN STREET AND RUNS BACK ON THE NORTHERLY LINE 195 FEET, MORE OR LESS, AND ON THE SOUTHERLY LINE 171 FEET, MORE OR LESS, TO A POINT. TRACT II LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF E. T. BROWN'S SUBDIVISION OF A PART OF THE PATTERSON TRACT, AS OF RECORD IN BOOK 332, PAGE 60, REGISER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 8 FRONTS 50 FEET ON THE EAST SIDE OF HOGAN STREET AND RUNS BACK 171 1/2 FEET ON THE NORTHERLY SIDE AND 160 FEET ON THE SOUTH LINE TO A LINE, FRONTING 24 FEET ON SAID LINE.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. DONALDSON, SR. AND WIFE, MAXINE Y. DONALDSON BY SPECIAL WARRANTY DEED FROM CHEMICAL FINANCIAL SERVICES, CORPORATION BY CHEMICAL RESIDENTIAL MORTGAGE CORPORATION, SER VICING AGENT, RECORDED ON THE 4TH DAY OF MARCH, 1997 IN DEED BOOK 10369, PAGE 129, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2700 Fanni William Street, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 12th day of September, 2007.

John C. Donaldson Sr.
John C. Donaldson Sr.

Maxine Y. Donaldson
Maxine Y. Donaldson

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of September ~~2004,~~ 2007 before me personally appeared John C. Donaldson Sr. and Maxine Y. Donaldson to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument and acknowledged that she executed the same as their free act and deed.

Witness my hand and official seal this 12th day of September ~~2004.~~ 2007

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 11/22/08