PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Nashville, TN 37205
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W & I Ref:(dm) Title No: 48979
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/19/07 13:39 2 pgs
Fees:13.00 Taxes:533.91
20071019-0124225

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Canh Pham Chau H. Ly P.O. Box 90678 Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 14814012600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$144,300.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karim Y. Al Timimy, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Canh Pham and Chau H. Ly, joint tenants with rights of survivorship** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Colewood Acres Section 4 of record in Book 4175, page 144, Register's Office for said County to which Plan reference is hereby made for a more complete description together with and subject to a Driveway Easement of record in Book 7608, page 485, said Register's Office.

Being the same property conveyed to Karim Y. Al Timimy by deed from Abdul Ridha Al-Soraify of record in Doc. No. 20010919-0101639 dated and executed on Sept. 18, 2001 and recorded on Sept. 19, 2001 in the Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175 Page 144, said Register's Office, which Plan shows a 30 foot minimum building setback line from Brenda Lane and a 10 foot easement for public utility and drainage purposes along the rear line(s). And a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot. Driveway Easement of record in Book 7608, page 485, said Register's Office.

This is improved property, known as: 150 & 152 Brenda Lane, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

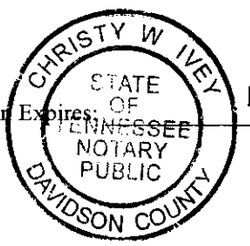
WITNESS THE EXECUTION HEREOF this 16th day of October, 2007.

Karim Y. Al Timimy

State of TENNESSEE

County of DAVIDSON

On this 16th day of October, 2007 , before me the undersigned authority, personally appeared Karim Y. Al Timimy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

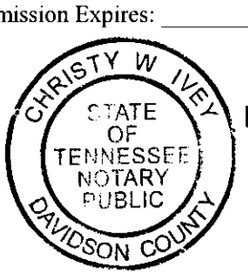
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $144,300.00

Affiant

Sworn and subscribed before me this the 16th day of October, 2007

Notary Public

My Commission Expires: _____



My Commission Expires May 2, 2011