WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Hasina Sakwall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HASINA SAKWALL AND NOORIALAI SAKWALL	COUNTRYWIDE BANK	MAP 149-09 PARCEL 233
(NAME)	(NAME)	
2361 Rader Ridge Road	801 CRESCENT CENTRE DRIVE	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/03/08 09:12 2 pgs
Fees:13.00 Taxes:625.30

20080303-0020524

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, **BARBARA BEARD, EXECUTRIX OF THE ESTATE OF DAISY E. WHITLEY, DECEASED, AND BARBARA BEARD, EXECUTRIX FOR AND ON BEHALF OF IRENE BEARD, UNMARRIED, AND THE MYRTLE IRENE BEARD PERSONAL TRUST BY ORDERS OF THE EIGHT CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, NO. 05P-1875,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HASINA SAKWALL AND HUSBAND, NOORIALAI SAKWALL,** 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 the 2nd Civil District of Davidson County, Tennessee, being Lot No. 150 of Pebble Trails, Section 2, as of record in Plat Book 6050, page 413, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Daisy Etta Whitley, a 75% ownership and Irene Beard, a 25% ownership to the property as tenants in common, with a life estate in the property granted to each other by deed dated May 30, 1997 of record in Book 10479, page 524, Register's Office for Davidson County, Tennessee. The said Irene Beard a/ka Myrtle Irene Beard attempted to quitclaim her 25% interest to Myrtle Irene Beard Personal Trust by deed dated 3/14/03 of record in Instrument No. 20040408-0040338, said Register's Office for Davidson County, Tennessee, however this conveyance was invalid in that no trustee was mentioned and no trust existed. The said Daisy Etta Whitley having since died on May 7, 2004, her last will submitted to probate wherein Barbara Beard was named as Executrix, and subsequent orders of the Court empowering and authorizing Barbara Beard, Executrix to convey all of the decedent estate interest, and the interests of Irene Beard, including life estate interests, and the purported interest of the Myrtle Irene Beard Personal Trust.

Irene Beard and Mytle Irene Beard are one and the same person.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 2361 RADER RIDGE ROAD, ANTIOCH, TN 37013
(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 hands this 28th day of February, 2008.

Barbara Beard - executrix

BARBARA BEARD, EXECUTRIX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, BARBARA BEARD, EXECUTRIX, the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 28th day of February, 2008.

Commission expires: 12-21-2011

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN