Davidson County DEEDWARR
Recvd: 03/11/08 13:14 2 pgs
Fees:13.00 Taxes:592.00
20080311-0024517

RACHAEL A. ALEXANDER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN
My Commission Expires 04/21/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $160,000.00 (One Hundred Sixty Thousand).

June Ballard
AFFIANT

Subscribed to and sworn before me this 10th day of March, 2008.

Rachael A. Alexander
NOTARY PUBLIC MY COMMISSION EXPIRES: 4/21/08 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Alan Margulies 1205 Richmond Drive Nashville,TN 37216	BANK OF AMERICA MORTGAGE 9000 Southside Blvd., #800 Jacksonville, FL 32256	061-08-0-010.00

WARRANTY DEED

FOR AND IN 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, I/WE, **MOHAMMAD Y. QAYUMI, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ALAN MARGULIES, UNMARRIED AND DAVID A. RAPETTI, UNMARRIED ,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 14, on the Plan of McGaughey Heights, Section Two, as shown on plat of record in Plat Book 1835, page 58, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mohmmad Y. Qayumi and wife, Nahid Qayumi by Deed of record in Book 8974, Page 137 recorded 6/8/1993, Register's Office for Davidson County, Tennessee.

Nahid Qayumi having since died on , a resident of Davidson County, Tennessee, and being survived by her spouse, Mohmmad Y. Qayumi.

Mohammad Y. Qayumi and Mohmmad Y. Qayumi are one in the same person.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1205 RICHMOND DRIVE** **NASHVILLE,TN37216**

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. Whenever 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, this 10th day of March, 2008

Mohammad Y. Qayumi

Mohammad Y. Qayumi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of March, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mohammad Y. Qayumi** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 10th day of March, 2008.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009