Return to: File Box 9B
First Title & Escrow Co.,Inc.
#27605

This document prepared by	
Name:	
Firm/Company:	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle, #5**
Address 2:	
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**615-369-0039**

Davidson County DEEDWARR
Recvd: 04/17/08 14:43 3 pgs
Fees:18.00 Taxes:1581.75

20080417-0039161

---------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JOHN H. STEELE AND WIFE, CHARLA A. STEELE**, hereinafter "Collectively" referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **SHAIKH A. HABIB, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE PLAN OF F.O. BEASLEY'S SUBDIVISION OF BLOCK C, A PART OF THE DOUGLAS PLACE, OF RECORD IN PLAT BOOK 2, PAGE 66, CHANCERY COURT AT NASHVILLE, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED TO JOHN H. STEELE AND WIFE, CHARLA A. STEELE BY WARRANTY DEED OF DAVID A. WATSON AND WIFE, KATHY R. WATSON RECORDED IN INSTRUMENT NO. 20050728-0088262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: ~~83-9-22~~ 08309002200

THIS PROPERTY IS IMPROVED PROPERTY KNOWN AS:

1303 ORDWAY PLACE, NASHVILLE, TENNESSEE 37206

Subject to all matters shown on the Plat of record in Book 2, Page 66, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 15 day of April 2008.

John H. Steele, Grantor

Charla A. Steele, Grantor

STATE OF Tennessee

COUNTY OF Williamson

On this 15th day of April, 2008 before me personally appeared JOHN H. STEELE AND CHARLA A. STEELE to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: W. Davis

Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
JOHN H. STEELE & CHARLA STEELE
417 GRAYSON DRIVE
NASHVILLE, TN 37205

Grantee(s) Name, Address, phone:
S.A. HABIB
1303 ORDWAY PLACE
NASHVILLE, TN 37206

SEND TAX STATEMENTS TO :

SunTrust Mortgage, Inc.
401 Commerce St., #6100
Nashville,TN 37219

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 427,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15 day of April, 2008.

Affiant

John Steele
Type or Print Name

(Seal)

Notary Public

My commission expires:

My Commission Expires JAN. 20, 2009

W. Davis
Type or Print Name