PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 05/02/08 14:19 2 pgs
Fees:13.00 Taxes:129.50
20080502-0045364

W & I Ref(dm) Title No: 49367
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ayman Mahmoud Sader 6005 Forest Court Greenbrier, Tennessee 37073	SAME

TAX MAP-PARCEL NUMBERS: 114-7-3

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$35,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. N. Properties, LLC.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ayman Mahmoud Sader** 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. 3 on the Plan of Oakhaven Subdivision, Section I of record in Book 9700, page 307, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to American Heritage Contracting, Inc., by warranty deed from Stephen R. Sadler dated Dec. 14, 2001 and recorded on Dec. 20, 2001 of record in Doc. No. 20011220-0140594, Register's Office for Davidson County, Tennessee by Quitclaim Deed of record in Doc. No. 20050624-0073102, said Register's Office dated June 24, 2005 and recorded on June 24, 2005, subject property was conveyed to J.N. Properties, LLC

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 Plat Book 9700, Page 307, said Register's Office, which Plan shows a 30 foot minimum building setback line from Oakhaven Trace, And a 20 foot minimum setback line from the rear, along with a 10 foot minimum setback line from each side line. And a 15 foot easement for public utility and drainage purposes along a portion of the rear line. And the following note "All Lots in this subdivision are "Critical lots" requiring approval of detailed grading plan by Metro Planning Commission" and 15 foot easement for public utility and drainage purposes along the front line of said lot, with a 6 inch water line lying therein. Easement and Maintenance Agreement for driveway purposes of record in Doc. No. 20060106-0002452, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 10353, page 676 amended in Doc. No. 20020130-0013213, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is unimproved property, known as: 7504 Oakhaven Trace, Nashville, Tennessee 37209

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 1st day of May, 2008.

J. N. Properties, LLC.

By: John Nelson
Title: **President**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **John Nelson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President** (or other officer authorized to execute this instrument) of **J. N. Properties, LLC.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 1st day of May, 2008.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary Public

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: $35,000.00

Affiant

Sworn and subscribed before me this the 1st day of May, 2008.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary Public