Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jouseph A Iskandar
171 Old Tusculum Road
Nashville, TN 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
P O Box 45140
Jacksonville, FL 32232-5140

MAP 162-6
GROUP
PARCEL 231

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth Stuckey, aka Mary E. Stuckey, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jouseph A Iskandar, unmarried**, hereinafter called the GRANTEE, his 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. 5 on the Plan of Valley Green Subdivision, of record in Plat Book 4460, page 96-97, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary E Stuckey by deed from Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement Dated as of August 1, 2004, ABFC 2004-HE1 Trust ABFC Asset-Backed Certificates, Series 2004-HE1 of record in Instrument no. 20080515-0050091, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **171 Old Tusculum Road, Nashville, Tennessee 37211.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

Davidson County DEEDWARR
Recvd: 05/21/08 09:50 2 pgs
Fees:13.00 Taxes:222.00
20080521-0051982

WITNESS my hand this the **2nd** day of **May, 2008.**

Elizabeth Stuckey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Elizabeth Stuckey**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of May, 2008.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of May, 2008.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011