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

Davidson County DEEDWARR
Recvd: 05/28/08 09:08 2 pgs
Fees:13.00 Taxes:581.27
20080528-0054103

ADDRESS NEW OWNER:
Abduljabar Zawita
4960 Alexis Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
JPMorgan Chase Bank, N. A.
5409 Maryland Way
Brentwood, TN 37027

MAP 173-4A
GROUP
PARCEL 176CO

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, **Alias A. Hussein,** married hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Abduljabar Zawita,** 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. 176 on the Plan of Phase I of Oak Highlands, of record in Plat Book 6900, page 432-435, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Alias A. Hussein by deed from Christopher M. Holstein and wife, Sarah K. Holstein dated May 26, 2005 of record in Instrument no. 20050601-0061883, 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 **4960 Alexis Drive, Antioch, Tennessee 37013.**

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 he 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 himself, his 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.

WITNESS my hand this the **23rd** day of **May, 2008.**

Alias A. Hussein

Zulaikha Hussein

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 23rd 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 $157,100.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of May, 2008.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011