This instrument prepared by and after recording return to:

Key Title & Escrow Services, Inc.
Mark W. Kilpatrick, Atty.
215 Jamestown Park Rd. Suite 204
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/29/08 10:08 2 pgs
Fees:13.00 Taxes:1021.20
20080529-0054564

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Akram Hassan **1315 Barnes Road** **Antioch, Tn 37013**	**Regions Mortgage** **601 S. Court Street** **Birmingham, Al 36104**	**148-07-0-160.00**

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That **Norma Collier, a widow,** herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Akram Hassan, a married man** (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee being Tract #2 on the Plan of Rice Estates, Section 1 of record in Book 5210, page 12, Register's Office of Davidson County, Tennessee.

Beginning at an iron pin in the south margin of Barnes Road, said point being 988.76 feet, more or less, from the east margin of Nolensville Pike; thence running with said south margin South 80 degrees 48' 14" east 104.17 feet to an iron pin at a point of curvature in said road, said curve having a radius of 696.21 feet; thence running with said curve, in a southeasterly direction an arc distance of 251.97 feet to a concrete monument; thence leaving said margin and running with the A. F. Rice property, as of record in Book 2015, page 171, Register's Office Davidson County, South 29 degrees 55' 56" West 200.29 feet to an iron pin; thence running with the east boundary of Tract 1 of said Rice Estates North 9 degrees 11' 46" East 420.00 feet to the point of beginning, and containing 2.8 acres, more or less.

Being the same property conveyed to Edward Collier and wife, Norma Collier by Installment Deed dated 12/23/1977 and recorded 1/9/1978 from Georgia Jones Rice, a widow of record in Book 5240, page 311, Register's Office for Davidson County, Tennessee.

The said Edward Collier having since died on 1/21/05, property vests in Norma Collier as surviving spouse.

This conveyance is subject to taxes for the year 2008 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

This is improved property which bears the address of: 1315 Barnes Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **13th** day of **May , 2008.**

Norma Collier by Gaile Osburn Atty-in-Fact

Norma Collier by Gaile Osburn,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of May , 2008, personally appeared before me, the undersigned, Gaile Osburn , with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Norma Collier , and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand and official seal at Brentwood, Tennessee, this the **13th** day of **May , 2008.**

Notary Public

My Commission Expires: 04/05/09

MARK W. KILPATRICK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$276,000.00**.

Sworn to and subscribed before me this the **13th** day of **May , 2008.**

Affiant

Notary Public

My Commission Expires: 04/05/09

MARK W. KILPATRICK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY