(2)

Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Patricia Green
Affiant

Subscribed and sworn to before me, this 20th day of June, 2008.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009
(Notary Stamp)

Expiration of commission.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/02/08 10:33 2 pgs
Fees:13.00 Taxes:425.50
20080702-0068335

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Vincente N. Navarro **Alba L. Navarro**	**Countrywide Bank, FSB**	**Map 133, Group 15-0, Parcel 45**
339 Elysian Fields Road	**3011 Armory Drive, Suite 120**	
Nashville, TN 37211	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Nizam M. Mustafa, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vincente N. Navarro and Alba L. Navarro, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 54 on the Plan of Paragon Hills, of record in Plat Book 3300, page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more compete description thereof.

Being the same property conveyed to Nizam M. Mustafa, by Warranty Deed, from William Neal Hargrove and wife, Tracey L. Hargrove, of record in Instrument No. 20040527-0062552, Dated May 26, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3300, page 100, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3508, page 159, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Jabbar Z. Saban, wife of Nizam M. Mustafa, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This is property known as 339 Elysian Fields Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 20th day of June, 2008.

Attorney in fact

Nizam M. Mustafa by Mustafa M. Mustafa, Attorney in Fact

Jabbar Z. Saban

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mustafa M. Mustafa, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Nizam M. Mustafa for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Nizam M. Mustafa, and is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal this 20th day of June, 2008.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MARCH 14, 2009

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jabbar Z. Saban, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2008.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES: MARCH 14, 2009

File #: **08447-SH**

RECORD & RETURN TO:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027