(1)

mail to:
MID-STATE TITLE & ESCROW, INC.
4910 MAIN STREET SUITE 114
SPRING HILL, TN 37174
(615) 302-1261

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1743

Davidson County DEEDWARR
Recvd: 07/30/08 10:05 2 pgs
Fees:13.00 Taxes:610.50
20080730-0077823

Property Address: 313 Upper Mill Drive, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Susan L. Dillingham, an unmarried woman**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Shaikh Rahman and Nujat Jabeen, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot 26, on final Plat of Mill Run Subdivision Phase 1 of record in Book 11700, page 27, Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Christopher Conlee and wife Michelle Conlee, dated September 13, 2006, and recorded September 19, 2006, in the Register of Deeds for the City of Antioch, County of Davidson, as Document No. 20060919-0116127.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 23rd day of July, 2008.

Susan L. Dillingham {Seal}
Susan L. Dillingham

STATE OF TENNESSEE
CITY OF ANTIOCH, COUNTY OF DAVIDSON

On this the 23rd day of July, 2008, before me the undersigned officer, personally appeared Susan L. Dillingham, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 9-19-09

Grantee's Name, Address, Phone:
Shaikh Z. Rahman
313 Upper Mill Drive
Antioch, TN 37013

Map and Parcel No: 173-15-0A-026.00 CO

SEND TAX STATEMENTS TO:
Bank of America
P.O. Box 45140
Jacksonville, FL 32232

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

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

Notary Public
My Commission expires: 1-4-11

DELIA L. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 4, 2011