THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2008.

Notary Public

My commission expires: 2-23-2010

DEANNA FAYE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.
My Commission Expires FEB. 23, 2010

Name and Address of New Owner:

Ashfaq Ahmed and Reshma Ahmed
7740 Poplar Ridge Drive
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 08/13/08 09:07 3 pgs
Fees:18.00 Taxes:573.13
20080813-0083171

Send Tax Bills To:

Same

Street Address of Subject Property:

7740 Poplar Ridge Drive
Nashville, TN 37221

Map and Parcel:

141-6-A-69 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MITCHELL HUNTER PARKS,** an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ASHFAQ AHMED AND WIFE,**

RESHMA AHMED, hereinafter called "**GRANTEES**," their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Poplar Ridge, a Planned Unit Development, First Revision, Section Five, of record in Book 9700, page 385, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Mitchell Hunter Parks, an unmarried man, by Warranty Deed from Scott A. Cothran and wife, Rachel Cothran, of record as Instrument No. 20020402-0039945 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7740 Poplar Ridge Drive, Nashville, TN 37221.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County taxes for the year 2008 which have been prorated between the parties and assumed by Grantees.

2. Matters shown on plan of record in Book 9700, page 385, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of Poplar Ridge of record in Book 8113, page 105, as amended in Book 10322, page 76, Book 10370, page 333, and Book 10948, page 482, in said Register's Office.

4. By-Laws of Poplar Ridge of record in Book 8113, page 116, in said Register's Office.

5. Charter of Poplar Ridge Homeowners' Association of record in Book 8232, page 501, in said Register's Office.

6. Easements of record in Book 9612, page 396, Book 9612, page 399, Book 10220, page 94, and Book 10220, page 98, in said Register's Office.

7. Matters shown on Boundary Plat of record in Book 7900, page 150, in said Register's Office.

8. Subject to the rights of others in and to the common areas.

9. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions

10. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with the said Grantees 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 Grantees, their 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 7 day of August, 2008.

Mitchell Hunter Parks

MITCHELL HUNTER PARKS

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MITCHELL HUNTER PARKS, the bargainor, 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 instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

DOUGLAS A. BRACE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:_____

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