Davidson County DEEDWARR
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Fees:13.00 Taxes:416.25

20080818-0084703

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

#613

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Tania D. Hobbs	New Owner	Map 147-08-0
4805 Wales Court		Parcel 072.00
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Eloise Stephens, a widow,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Tania D. Hobbs,** unmarried, **Safar Said Hussein and wife, Sharquiya Abdul Rahman,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section I, Cathey Heights, of record in Book 2854, page 45, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to R.H. Stephens and wife, Eloise Stephens, by warranty deed dated August 2, 1961 from Paul E. Whitley and wife, Ethel E. Whitley of record in Book 3255, page 463, said Register's Office. The said R. H. Stephens having sinced died on November 11, 1985 and title vested in Eloise Stephens as the sole surviving tenants by the entirety.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2008 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Easements of record in Book 6249, page 45, said Register's Office.**
3. **Any and all matters appearing of record in Plat Book 2854, page 45, said Register's Office.**

This is improved property commonly known as **4805 Wales Court, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $112,500.00.

Eloise Stephens

Affiant

Subscribed and sworn to before me this 15th day of August, 2008

Judy Painter-Rose

Notary Public:
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of **August, 2008**.

Eloise Stephens

Eloise Stephens

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eloise Stephens**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument. WITNESS my hand and official seal at Nolensville, Tennessee, this 15 day of August, 2008.

Judy Painter-Rose

Notary Public:
My Commission Expires:01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011