BOX 13 #14445

Davidson County DEEDWARR
Recvd: 10/02/08 13:15 2 pgs
Fees:13.00 Taxes:344.10
20081002-0100245

WARRANTY DEED

LaTrace McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2008.

LaTrace McAdoo
Notary Public:

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rafik Maii	SunTrust Mortgage, Inc.	Parcel ID:
340 Valeria Street	401 Commerce Street, Suite 6100	11901036100
Nashville, TN 37210	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Douglas A. Irwin and Jon G. English

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Rafik Maii and Metim Z. Muhammed

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:

Being Lot No. 29 on the map of W.G. Thuss Addition as of record in Book 332, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 50 feet on the northerly side of Valeria Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Douglas A. Irwin and Jon G. English by Warranty Deed from John T. Baugh, Jr. and wife, Deborah Baugh, of record in Book 11734, page 84, said Register's Office.

This conveyance is subject to (1) 2008 county taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Book 332, page 149, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 340 Valeria Street, Nashville, TN 37210

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 our hands this 30th day of September, 2008.

Douglas A. Irwin

Jon G. English

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 Douglas A. Irwin and Jon G. English, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.