PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/03/08 13:45 2 pgs
Fees:13.00 Taxes:832.50
20081003-0100862

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of September, 2008 by and between **Scott A. Roberts and Heather Roberts**, hereinafter referred to as GRANTOR, and **Ameed S. Abdulla and Zozan Bamarne, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 51 on the plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands) of record in Instrument Number 200002090013331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to the following:
1) All matters appearing on the plan of Phase 2, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument Number 200002090013331, the Register's Office for said County.
2) Restrictions contained in instrument of record in Book 11189, page 612, Book 11356, page 815, Book 11629, page 906, Register's Office for said County.
3) Sanitary Sewer Easements of record in Book 7461, page 773, Book 7461, page 805, Register's Office for said County.
4) Access Easement of record in Book 11189, page 612, Register's Office for said County.
5) Easement to Bell South of record in Book 11608, page 467, Register's Office for said County.
6) Open space Conveyance of record in Book 11629, page 909, and in Instrument Number , Register's Office for said County.
7) Homeowners Association Charter of record in Book 11595, page 872, register's Office for said County.
8) By-Laws of record in Book 11356, page 840, Register's Office for said County.

Being the same property conveyed unto Scott A. Roberts, unmarried and Heather Johnson, unmarried as tenants in common with the rights of survivorship, by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, dated July 31, 2001, of record in Instrument Number 20010806-0084100, Register's Office for Davidson County, Tennessee. Heather Johnson has since married and is now known as Heather Roberts.

This is [X]improved [ ]unimproved property known as: **1457 Timber Ridge Circle, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Scott A. Roberts

Heather Roberts

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Scott A. Roberts and Heather Roberts, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of September, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Name and Address of Property Owner:
Ameed Abdulla and Zozan Bamarne
1457 Timber Ridge Circle, Nashville, TN 37211

Send Tax Statements to:

REALTY MORTGAGE CORP.
7000 EXECUTIVE CENTER DR.
STE 200
BRENTWOOD, TN 37027

Map and Parcel--172.04-0A-051.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $225,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of September, 2008.

Notary Public

My Commission Expires: 1/3/11

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

28-1-313

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KRIS MORSS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, KRIS MORSS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/3/11

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON