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 $256,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2008.

Notary Public
My commission expires: 9-19-2011

Name and Address of New Owner:
Mohammad Islam and Hosneara Dewan
1328 West Running Brook Road
Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 11/24/08 13:48 2 pgs
Fees:13.00 Taxes:950.53
20081124-0115106

Send Tax Bills To:
New Owner

Street Address of Subject Property:
1328 West Running Brook Road
Nashville, TN 37209

Map and Parcel:
114-7-B-071 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 Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRAD R. BRAXTON and LAZETTA R. BRAXTON,** husband and wife, hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **MOHAMMAD ISLAM and HOSNEARA DEWAN,** husband and wife, hereinafter called "**GRANTEE,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section Three, Westchase of record as Instrument No. 20030807-0112290, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brad R. Braxton and Lazetta R. Braxton, husband and wife, by Warranty Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes of record as Instrument No. 20040603-0064975 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1328 West Running Brook Road, Nashville, TN 37209.

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

1. Matters shown on plan of record as Instrument No. 20030807-0112290, and in Book 9700, page 521 (PUD Boundary Plat), in the Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants contained in instrument of record as Instrument No. 20021126-0146387, said Register's O ffice.

3. 100' TVA Easement of record in Book 751, page 374, Book 787, page 13, and Book 787, page 14, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5222, page 720, said Register's Office.

5. Agreement for Dedication of Easement for Public Utilities of record in Book 3626, page 852, said Register's Office.

6. Right of ingress and egress to and from a family cemetery as set forth in Section 3 of the Agreement of record in Book 2484, page 315, said Register's Office.

7. Agreement for Dedication of Sewer Line Easement of record as Instrument No. 20021028-0131574, said Register's Office.

8. Agreement for Dedication of Public Utilities Easement of record as Instrument No. 20021104-0134795, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, his 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 20th day of November, 2008.

Brad R Braxton

BRAD R. BRAXTON

By: Gania Clayton
Attorney-in-Fact

Gania Clayton, his Attorney-in-Fact
Attorney-in-Fact

Lazetta R. Braxton

LAZETTA R. BRAXTON

By: Gania Clayton
Attorney-in-Fact

Gania Clayton, her

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared GANIA CLAYTON, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon her oath acknowledged that she executed the foregoing instrument as Attorney-in-Fact for **BRAD R. BRAXTON and LAZETTA R. BRAXTON,** as the free act and deed of the within named **BRAD R. BRAXTON and LAZETTA R. BRAXTON,** said **Specific Power of Attorney** of record as **Instrument No.** 20081124-0115105, Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal at Nashville , Tennessee, this 20th day of November, 2008.

Linda Brake

NOTARY

PUBLIC
My commission expires: 5/8/2012

LINDA BRAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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