WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/08 14:47 2 pgs
Fees:13.00 Taxes:462.50

20081204-0117679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER 2008.

Daphne M Davis

Notary Public

MY COMMISSION EXPIRES: 11-14-09

(AFFIX SEAL)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammad S. Islam	First Comm. Mtg., Inc.	136-13-0-014.00
(NAME)	(NAME)	
542 Rural Hill Road	1610 S. Church St., Ste. A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	M'boro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Maurice Pinson, a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mohammad S. Islam, an unmarried man**, 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:

SEE ATTACHED EXHIBIT A

THIS IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☒ property, known as 542 Rural Hill Road, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 26th day of November 2008.

Maurice Pinson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Maurice Pinson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of November 2008.

Commission expires:

ANDRE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 90, as shown on the map entitled Edge-O-Lake Estates, Section Four, of record in Plat Book 3600, pages 87 and 88, Register's Office for said County.
Said Lot No. 90 fronts 80.0 feet on the easterly side of Rural Hill Road and runs back between parallel lines 150.0 feet to a line in the rear which measures 80.0 feet thereon.

Being the same property conveyed to MAURICE PINSON, by deed from ANDREW M. CUOMO, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., of record as Instrument No. 20001004-0098442, dated September 28, 2000, said Register's Office.