Davidson County DEEDWARR
Recvd: 02/02/09 15:22 2 pgs
Fees:13.00 Taxes:555.00

20090202-0008839

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Janet L. Collins
Affiant

Subscribed and sworn to before me, this 22nd DAY OF January, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

G-F&C-08-2532

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet L. Collins	First State Bank	
2532 Treetop Drive (ADDRESS)	480 Oil Well Rd., Second Floor (NAME) (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Jackson, TN 38305 (CITY) (STATE) (ZIP)	149-6-104.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MOHAMMAD YOSUF AND HOMAIRA L. KAKAR, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JANET L. COLLINS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 12, OAKWOOD SUBDIVISION, PHASE FIVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 400, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MOHAMMAD YOSUF AND HOMAIRA L. KAKAR, HUSBAND AND WIFE BY WARRANTY DEED FROM PAUL T. HORGAN AND MARY HUTCHINSON, CO-TRUSTEES OF THE SHARON LEE GLOVER IRREVOCABLE TRUST, RECORDED ON THE 1ST DAY OF SEPTEMBER, 2000 IN INSTRUMENT NO. 200009010086518, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 7900, PAGE 400; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 5612, PAGE 255, BOOK 7981, PAGE 478, BOOK 8038, PAGE 838, BOOK 8313, PAGE 17, BOOK 9237, PAGE 1, BOOK 9781, PAGE 987 AND BOOK 10650, PAGE 785; EASEMENT FOR SANITARY SEWERS, STORM DRAINAGE, WATER MAINS AND APPURTENANCES OF RECORD IN BOOK 6269, PAGE 197 AND BOOK 6298, PAGE 582, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2532 Treetop Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 22nd day of January, 2009.

Mohammad Yosuf bY Homaira Laila Yosuf
Mohammad Yosuf

Homaira Laila Kakar
Homaira L. Kakar

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Homaira L. Kakar, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness ~~my hand and official~~ seal, this the 22nd day of January, 2009.

Notary Public

My Commission Expires: 9-3-12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Homaira L. Yosuf, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Mohammad Yosuf and acknowledged that he/she executed the same as the free act and deed of the said Mohammad Yosuf

Witness my hand and official seal at
Nashville, TN
on this the 22 day of January, 2009.

NOTARY PUBLIC

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903