BOX 13 # 14807

Send Tax Statements To:
~~New Owner~~ Countywide
801 Crescent Dr.
Franklin TN
37067

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Mwafaq Mohammed
3025 Katonka Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map/Parcel –**174-11-A-468.00CO**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MIDSOUTH BANK**, has this day bargained and sold and does hereby transfer and convey unto **MWAFAQ MOHAMMED,** married, his heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

BEING known as all of Lot Number 260, Final Plat Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Three, according to plat appearing of record in Instrument Number 20060601-0064580, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to MidSouth Bank, by deed from M.B. Murfree, IV, of Murfree & Murfree, PLLC, as Substitute Trustee, dated July 17, 2008, appearing of record in Instrument Number 20080728-0077106, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions, and Conditions contained of record in Instrument Number 20000905-0087103; 20001204-0119093; 20010815-0088370; 20040319-0031603; 20041102-0131848; By-Laws of record in Instrument Number 20000905-0087103; Easement to Metro of record in Book 5078, page 476; Easement to U.S.A. of record in Book 420, page 36; Easement to United Telephone of record in Instrument No. 20020123-0009340 and 20060607-0067535; Charter of HOA of record in Instrument Number 20010815-0088360; Transmission Line Agreement of record in Book 4428, page 565; toany and all matters shown on plat of record in Instrument Number 20060601-0064580; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

Davidson County DEEDWARR
Recvd: 03/12/09 13:21 3 pgs
Fees:18.00 Taxes:740.37
20090312-0022422

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **MWAFAQ MOHAMMED,** married, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2009 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10 day of March, 2009.

MID SOUTH BANK

BY: Ben Weatherford, President

By: James Ben Weatherford
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Ben Weatherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **MIDSOUTH BANK**, the bargainor, and that he as such President, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its President.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 10 day of March, 2009.

Sallie Allen
NOTARY PUBLIC
My Commission Expires: 12-27-09

SALLIE ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sheri Morgan
AFFIANT

SWORN to and subscribed before me,
this the 10 day of March, 2009.

Sallie Allen
NOTARY PUBLIC
My Commission Expires: 12-27-09

