File box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090018474 DEEDWARR
Recvd: 03/19/09 14:25 2 pgs
Fees:13.00 Taxes:610.50
20090319-0024807

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49793
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Noorialai Sakwall Hasina Sakwall 417 E Thompson Lane Nashville, Tennessee 37211	Countrywide Bank, FSB 801 Crescent Center Drive Suite 510 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 133040A01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Abdul K. Seidqi, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Noorialai Sakwall and spouse, Hasina Sakwall** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Twin Oaks Subdivision, Phase 2, Section 2 of record in Doc. No. 20021206-0150674, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Abdul K. Seidqi, married by warranty deed from Gianikas Contractors, Inc., dated March 21, 2007 and recorded on March 23, 2007 of record in Doc. No. 20070323-0035276, Register's Office for Davidson County, Tennessee.

Subject property was never the primary residence of Abdul K. Seidqi.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20021206-0150674 said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20041014-0123735, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 604 Twin Oaks Court, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of March, 2009.

Abdul K. Seidqi

State of TENNESSEE

County of DAVIDSON

On this 18th day of March, 2009 , before me the undersigned authority, personally appeared Abdul K. Seidqi, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON C

My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $165,000.00

Hasina Akwell

Affiant

Sworn and subscribed before me this the 18th day of March, 2009

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011