This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Dilbar Choli Ahmad
4741 Aaron Drive
Antioch, Tennessee 37013

MORTGAGEE:
Elite Home Loans, Inc.
109 West Park Drive
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090039333 DEEDWARR
Recvd: 06/12/09 14:19 5 pgs
Fees:28.00 Taxes:510.60
20090612-0054884

SEND TAX BILL TO:
Mortgagee

MAP **173-4A**
GROUP
PARCEL **66CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paula J. Burnside, a single woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Dilbar Choli Ahmad and Nawzad C Ahmad**, 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Oak Highlands, of record in Plat Book 6900, page 431-435, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paula J. Burnside and Darrell Burnside by deed from Old Republic National Title Insurance Company, a Minnesota Corporation, as Nominee dated December 31, 2003 of record in Instrument no. 20040127-0010076, Register's Office for Davidson County, Tennessee. The said Paula J. Burnside and Darrell Burnside were divorced by Final Decree entered February 26, 2008. Subject property was awarded to Paula J. Burnside pursuant to the Marital Dissolution incorporated in the Final Decree. Attached hereto as Exhibit "A" is an Order To Enforce And/or To Amend Final Decree to specifically divest Husband's(Darrell Burnside's) interest and vest same in Wife (Paula J. Burnside).

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **4741 Aaron Drive, Antioch, Tennessee 37013.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **21st** day of **May, 2009.**

Paula Burnside

Paula J. Burnside

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paula J. Burnside, a single woman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of May, 2009.

Wytesel Baker

NOTARY PUBLIC

WYTESEL BAKER
Notary Public, Henry County, Georgia
My Commission Expires Sept. 7, 2011

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $138,000.00.

Bob Nolte

AFFIANT

Subscribed and sworn to before me on this 22 day of May, 2009.

NOTARY PUBLIC

My Commission Expires: 7-5-11

KAREN C. ASPLINT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

IN THE EIGHTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

FILED
2009 JUN -2 AM 10:54
RICHARD R. ROOKER, CLERK
D.C.

PAULA JEAN BURNSIDE,	)	
	)	
Wife/Plaintiff,	)	
	)	**Case No. 07D-627**
v.	)	
	)	
DARRELL BURNSIDE,	)	
	)	
Husband/Defendant.	)	

ORDER TO ENFORCE AND/OR TO AMEND FINAL DECREE

This cause came on to be heard before the Honorable John Manson, Substitute Judge on the 29th day of May, 2009 on Plaintiff, Paula Jean Burnside's ("Wife") Motion to Enforce and/or Amend the Final Decree and after reviewing the pleadings, the provisions of Rule 60.02(5) of the Tennessee Rules of Civil Procedure and the Affidavit of Wife and hearing the arguments of Ms. Burnside's counsel finds as follows:

1. By Final Decree entered February 26, 2008, Wife and Darrell Burnside ("Husband") were divorced by this Court.
2. The Final Decree incorporated and adopted the Marital Dissolution Agreement ("MDA") executed by the parties and awarded the real property located at 4741 Aaron Drive, Antioch, Tennessee to Wife stating in the third sentence in Paragraph 13 of the MDA that "Husband shall quitclaim all of his interest in said property to the Wife".
3. That it appears that no Quitclaim Deed has been recorded and that the Deed is now lost.
4. The Final Decree does not contain language which specifically divests Husband's interest in the real property and vests same in Wife although both parties stated under oath in Paragraph 13 of the MDA that Wife is the sole owner of the real property located at 4741 Aaron Drive, and that it is titled in her name solely.
5. Husband and Wife separated in 2005 and he moved out of state and although Wife was in contact with him at the time the divorce became final she has since lost contact with him.
6. That the Final Decree should be amended to divest Husband's interest and vest such interest in Wife so as to clear the title of the property.

Now therefore it is hereby **ORDERED** that Paragraph Number 13 of the MDA which is incorporated into the Final Decree is amended deleting the third sentence in its entirety and substituting the following: All of Husband's interest in the real property described as:

> Land in Davidson County, Tennessee being Lot No. 66 on the Plan of Oak Highland, of record in Plat Book 6900, pages 431-436, Register's Office, Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

is divested from and all such interest is vested in Wife.

It is further ~~ORDERED~~ that the Order to be entered nunc pro tunc

ENTERED this 2nd day of ~~May~~ June, 2009.

Hon. John Manson, Substitute Judge

APPROVED FOR ENTRY:

BOTTORFF & KAVIN, PLC

Rebecca T. Garland

Rebecca T. Garland, No. 4224
The Ramparts Building, Suite 120
155 Franklin Road
Brentwood, Tennessee 37027
(615) 371-0800
Attorneys for the Plaintiff/Wife

Certificate of Service

I hereby certify that a true and correct copy of the foregoing has been set via U.S. Mail, postage pre-paid, addressed to:

Darrell Burnside
28643 Red Leaf Lane
Southfield, MI 48076

this 29 day of May, 2009.

Rebecca T. Garland

Rebecca T. Garland

NOTICE OF ENTRY
CERTIFICATE OF SERVICE

DOCKET NO. 07D-627

Pursuant to Rule 58(3) of the Tennessee Rules of Civil Procedure, I hereby certify that I have mailed a copy of the foregoing Order to the parties/counsel listed below, on this the 2nd day of June, 2009.

Rebecca T. Garland, Attorney
The Ramparts Building, Suite 120
155 Franklin Road
Brentwood, TN 37027

Darrell Burnside
28643 Red Leaf Lane
Southfield, MI 48076

By: _____
Ronnell Griffin, Clerk
Eighth Circuit Court