BILL GARRETT, Davidson County
Trans:T20090041745 DEEDWARR
Recvd: 06/23/09 09:57 1 pgs
Fees:13.00 Taxes:425.13
20090623-0058237

WARRANTY DEED

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00.

James E Thacker
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF June, 2009.

(Affix Seal) Notary Public

My Commission Expires: My Commission Expires: Aug. 22, 2011

THACKER-H09065

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James E. Thacker, an unmaried man	WJ Bradley Mortgage Capital Corp.	086.16-0-093.00
4280 Valley Grove Road	10975 South Sterling View Drive, #100	
Hermitage, TN 37076	South Jordan, UT 84095	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RAJAB MOHAMMED AND JOTYAR HUSSEIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES E. THACKER, AN UNMARIED MAN, 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:

Lot Number 118 on the Plan of Section 6 Valley Grove, of record in Book 5200, Page 583, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rajab Mohammed and Jotyar Hussein by Deed from HSBC Mortgage Services, Inc., organized and existing under the laws of the United States of America of record in Inst # 20080822-0086547, recorded August 22, 2008, Register's Office for Davidson County, Tennessee.

Prior Deed of record in Book 20080602-0055700 and Book 10610, page 158 recorded September 16, 1997 and Substitution of Trustee of record in Inst # 20080123-0007002.

Rajab Mohammed a/k/a Rajab Adeny.

( ) unimproved
This is (X) improved property known as 4280 Valley Grove Road, Hermitage, Tennessee 37076 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 18th day of June, 2009 :

Rajab Mohammed a/k/a Rajab Adeny

Jotyar Hussein

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, Rhonda Schneider, a Notary Public in and for said County and State, the within named RAJAB MOHAMMED AND JOTYAR HUSSEIN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 18th day of June, 2009.

Notary Public

My Commission Expires: My Commission Expires: Aug. 22, 2011

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.