THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***171,000.00.

Affiant

Subscribed and sworn to before me this 8th day of September, 2009.

Notary Public

My Commission Expires: 9-30-09

BILL GARRETT, Davidson County
Trans: T20090062171 DEEDWARR
Recvd: 09/10/09 13:43 2 pgs
Fees: 13.00 Taxes: 632.70
20090910-0084857

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Mahdi K. Ahmad 7012 Cotton Blossom Lane Nashville, Tennessee 37221	SAME	MAP 141-15-0 A PARCEL 036.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy One Thousand and 00/100 Dollars ($***171,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Christopher N. Elliott and wife, Valarie A. Pratt-Elliott, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Mahdi K. Ahmad, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 60 on the Plan of Section I, Rolling River Estates, of record in Book 4860, page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Christopher N. Elliott and wife, Valarie A. Pratt-Elliott by Warranty Deed dated September 9, 2005, from Christopher Alan Beach and wife, Maureen R. Beach, of record as Instrument No. 20050916-0111707 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7012 Cotton Blossom Lane, Nashville, Tennessee 37221.

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, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Section I, Rolling River Estates, of record in Book 4860, page 27, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 8th day of September, 2009.

Christopher N. Elliott

Valarie A. Pratt-Elliott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher N. Elliott and Valarie A. Pratt-Elliott, the bargainors, 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 this 8th day of September, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY