THIS INSTRUMENT PREPARED BY
A Title Quest
1312 Central Court
Hermitage, TN 37076

RETURN TO:
First National Financial Title Services, LLC
5034 Thoroughbred Lane Ste C
Brentwood, TN 37027 N1671

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Said F. Said and wife Maryam B. Ayad	SAME	
(NAME)	(NAME)	062020A27200CO
2936 Steamboat Dr.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, by the hereinafter named Grantor(s), and other and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I / we Jason R Albright and Patty S Albright, husband and wife, have this day bargained and sold do hereby transfer and convey all my right, title and interest to Said F. Said and wife Maryam B. Ayad, the Grantee(s) herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to wit;

Being Lot No. 289 on the plan of River Trace Estates, Phase I, Sections 4 and 5, of record in Book 9700, page 409, Register's for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason R. Albright and Patty S. Albright, husband and wife, by Deed from Fox Ridge Homes, Inc., A/K/A NVR Fox Ridge, Inc., dated 4/9/1999 and recorded in Book 11432, Page 727, Register's Office for Davidson County, Tennessee.

Tax ID# 062020A27200CO
2936 Steamboat Dr
Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest belonging to the said Grantor(s) their heirs and assigns forever; and we do covenant with the said Grantee(s) that we are lawfully seized and possessed of said land fee simple, have good right to convey it and 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(s), 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.

This property is subject to all applicable restrictions and easements of record in the Davidson County, Register of Deeds Office.

BILL GARRETT, Davidson County
Trans:T20090064364 DEEDWARR
Recvd: 09/21/09 13:06 2 pgs
Fees:13.00 Taxes:532.80
20090921-0087769

Witness our hand this 16th day of September, 2009.

Jason R. Albright

Patty S. Albright

Patty S. Albright

State of TN
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, ***Jason R. Albright and Patty S. Albright***, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 16th day of September, 2009.

Notary

My Commission Expires

TODD M. GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is

$ 144,000.00

Affiant

Subscribed and sworn to before me this the 16th day of September, 2009.

Notary Public

Affix Seal

My commission expires:

TODD M. GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012