BILL GARRETT, Davidson County
Trans:T20090077503 DEEDWARR
Recvd: 11/13/09 13:44 2 pgs
Fees:13.00 Taxes:203.50
20091113-0104872

Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church Street E., Suite 216
Brentwood, TN 37027
09-0662

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
55,000.00

Affiant

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE6th day of November, 2009

Notary Public
Commission Expires: 5-2-11

ADDRESS OF NEW OWNER:
Nabil Ahmidi
127 Five Oaks Drive
NashvilleTN37217

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
107-05-0A-127.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Emory Digman, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nabil Ahmidi, unmarried

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, described as follows, to wit:

Being Unit No. 127 in Five Oaks, a Planned Unit Development, as shown on the plat of record in Book 5200, Page 355, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Emory Digman, by QuitClaim Deed, from Donald Keith Cunningham, of record in Instrument No. 20090814-0076439, Register's Office for Davidson County, Tennessee, dated July 29, 2009 and recorded August 14, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 127 Five Oaks Drive Nashville.TN 37217.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

DATED THIS 6th DAY OF NOVEMBER, 2009.

Emory Digman by Robert W. Rutherford POA
Emory Digman by Robert W. Rutherford POA

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th November, 2009, before me personally appeared Robert W. Rutherford to me known to be the person who executed the foregoing instrument on behalf of Emory Digman as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said Emory Digman.

Witness my hand and official seal at Nashville, Tennessee this 6th day of November, 2009.

Tracey Perry
Notary Public

Commission Expires:
5-2-11

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY