This instrument prepared by and after recording return to:

Key Title & Escrow Services, Inc.
Mark W. Kilpatrick, Atty.
P. O. Box 3688
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090080674 DEEDWARR
Recvd: 11/30/09 14:07 2 pgs
Fees:13.00 Taxes:236.80
20091130-0109359

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Lal M. Kakar **2537 Treetop Dr.** **Antioch, Tn 37013**	**New Owner**	**173-135.00**

****

That **Norma Collier, a widow,** herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Lal Mohammed Kakar and spouse, Jahanara Kakar** (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Rice Estates, Section Two, of record in Book 5210, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Edward Collier and wife, Norma Collier by Warranty Deed from Georgia Jones Rice, a widow, of record in Book 6114, page 340, Register's Office for Davidson County, Tennessee, dated August 11, 1983. The said Edward Collier having since died on January 21, 2005, property now vests in Norma Collier as surviving spouse.

This conveyance is subject to taxes for the year 2010 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

This is unimproved property which bears the address of: 1301 Barnes Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do

hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **6th** day of **November , 2009.**

Norma Collier by Gaile Osburn
Attorney-at-Fact

Norma Collier by Gaile Osburn,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **6th** day of **November, 2009** personally appeared before me, the undersigned, **Gaile Osburn**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of **Norma Collier**, and is authorized by her to execute this instrument on her behalf, as her free act and deed.

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

Notary Public

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

My Commission Expires: _____

State of TENNESSEE
County of DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$64,000.00**.

Sworn to and subscribed before me this the **6th** day of **November , 2009.**

Affiant

Notary Public

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 201

My Commission Expires: _____