03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $253,800.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 25th day of November, 2009.

Notary Public
My commission expires: 2/4/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20090082624 DEEDWARR
Recvd: 12/07/09 13:23 2 pgs
Fees:13.00 Taxes:939.06
20091207-0111867

03-0908-36146

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Nhan Dang<br>516 Wheatfield Way<br>Nashville TN 37209 | New Owner | 114-07-0-B-002 |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mohammad A. Karraz, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nhan Dang and wife, Leena Dang, hereinafter called the Grantees, their successors 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, being Lot No. 2, on the Plan of Section One, Westchase, of record in Instrument No. 20021203-0148525, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mohammad A. Karraz and wife, Candy M. Morrell by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated March 28, 2005, recorded March 30, 2005 of record in Instrument No. 20050330-0034548, Register's Office for Davidson County, Tennessee. Pursuant to Marital Dissolution Agreement in the Fourth Circuit Court for Davidson County, of record in Docket No. 07D-2898, subject property was divested out of Candy Marilyn Morrell and vested solely in Mohammad Abo Aliz Karraz.

Mohammad A. Karraz and Mohammad Abo Aliz Karraz are one and the same person.

Candy M. Morrell and Candy Marilyn Morrell are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 516 Wheatfield Way, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 25th day of November, 2009.

Mohammad A. Karraz

** OFFICIAL SEAL
MELISSA DEADY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Nov. 14 2010

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~DAVIDSON~~ COOK

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mohammad A. Karraz ~~and Carol A. Mann~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~that~~ HE executed the within instrument for the purposes therein contained.

Witness my hand in ~~Nashville, TN~~ WORTH, IL, this 25th day of November, 2009.

**(see signature above)
~~Diane A. Mann~~
~~Notary Public, State of Tennessee at Large~~

~~My Commission expires 02/17/13~~