BILL GARRETT, Davidson County
Trans:T20100000181 DEEDWARR
Recvd: 01/04/10 11:43 2 pgs
Fees:13.00 Taxes:296.00
20100104-0000287

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 09112290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $80,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of December, 2009.

William T. Chapman, IV State Of Tennessee Notary Public Davidson County

Notary Public
My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hewa Muhammed 296 Tusculum Rd Antioch TN 37013	New Owner	Tax Parcel ID No. 16201001900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Viyan Aziz, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hewa Muhammed, married** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, RESUBDIVISION OF LOT NO. 16, ON THE PLAN OF FAIRLANE PARK, as shown on plat of record in Plat Book 7900, Page 3, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Viyan Aziz by Special Warranty Deed from Regions Bank, recorded on the 2nd day of October, 2008 in Instrument No. 20081002-0100195, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT NO. 16, ON THE PLAN OF FAIRLANE PARK, as recorded in Plat Book 7900, Page(s) 3, in the register's office for Davidson County, Tennessee.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, in the register's office for Davidson County, Tennessee.

This is improved property located at 296 Tusculum Rd Antioch TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2009.

Viyan Aziz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Viyan Aziz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County