WARRANTY DEED

JAY E. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
May 23, 2011

BILL GARRETT, Davidson County
Trans:T20100019980 DEEDWARR
Recvd: 04/06/10 11:32 2 pgs
Fees:13.00 Taxes:453.25

20100406-0025608

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sibar Mohammed	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
261 Clovernook Drive	901 Semmes Avenue	094-08-0-060.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, Alfred L. Fields and wife, Barbara J. Fields, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sibar Mohammed, a married person, 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, being Lot No. 83 on the Plan of Clovernook as of record in Book 2900, pages 51 & 52 Register's Office for Davidson County, Tennessee.

Said Lot 83 being a corner lot fronts 224.4 feet on the easterly side of Clovernook Drive and 162.37 ft. on the southerly side of Gann Drive and 37.55 ft. on the curving corner at the intersection and runs back between converging lines 271 ft. on the easterly side line to a point at the rear.

Being the same property conveyed to Alfred L. Fields and wife, Barbara J. Fields, by Deed from George P. McAllister, Jr., and wife, Dagma J. McAllister, dated December 30, 1975, and recorded January 12, 1976 of record in Book 4987, page 588, Register's Office for Davidson County, Tennessee. The said Barbara J. Fields having since conveyed all her interest in said property to Alfred L. Fields by Quitclaim Deed recorded January 10, 2002, of record in Instrument No. 20020110-0003801, said Register's Office.

The above description is the same as the prior Deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

unimproved

This is improved ✓ property, known as 261 Clovernook Drive, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 29th day of March, 2010.

Alfred L. Fields
By: Kara F. Prince, Attorney-in-Fact

X _____
Alfred L. Fields
By: Kara F. Prince, Attorney-in-Fact

Barbara J. Fields
By: Kara F. Prince, Attorney-in-Fact

X _____
Barbara J. Fields
By: Kara F. Prince, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kara F. Prince, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alfred L. Fields and wife, Barbara J. Fields as their Attorney-in-Fact and acknowledged that she executed the same as the free act and deed of the said Alfred L. Fields and wife, Barbara J. Fields.

WITNESS my hand and seal at Nashville, Tennessee, this the 29 day of March, 2010.

NOTARY PUBLIC

My Commission Expires:

JAY E. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
May 23, 2011

aff by KFP POA

BJF by KFP POA