WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100033508 DEEDWARR
Recvd: 06/03/10 08:55 2 pgs
Fees: 13.00 Taxes: 299.70
20100603-0042701

JENNIFER A. HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES SEPTEMBER 19, 2011
(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
Wilma Jean McGowan	Same as new owner	
(NAME)	(NAME)	062 02 0 016.00
2606 Lock Two Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I, **Jaza Hassan, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wilma Jean McGowan,** 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:

Being Lot No. 1, Unit A, Zone Lot Division of Lots 1 and 2 on the plat entitled re-subdivision of Lots 11, 12 & 13, revised plan of Pennington Bend Estates, as of record in Plat Book 5800, page 201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jaza Hassan by Special Warranty Deed from U.S. Bank National Association, as Trustee for CSFB 2004-4, recorded September 21, 2009, of record in Instrument No. 20090921-0087993, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 2606 Lock Two Road, Nashville, TN 37214
(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 my hand this 28th day of May, 2010.

Jaza Hassan by Rizgar Hawramy Attorney in fact
Jaza Hassan
By: Rizgar H. Hawramy, Attorney-in-Fact

STATE OF ~~TN~~ Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rizgar H. Hawramy, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Jaza Hassan and that he is authorized by Jaza Hassan to execute this instrument on his behalf.

WITNESS my hand and official seal, this the 28th day of May, 2010.

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jennifer A Hoffman
NOTARY PUBLIC
My Commission Expires:

MY COMMISSION EXPIRES
SEPTEMBER 19, 2011