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BILL GARRETT, Davidson County
Trans:T20100062419 DEEDWARR
Recvd: 10/04/10 10:25 3 pgs
Fees:18.00 Taxes:74.00
20101004-0078983

SAID MOHAMMED and wife, NEJATTE AHMED

TO: **Warranty Deed**

CHARLES EDWARD EVANS and wife, JO H. EVANS

THIS DEED OF REALTY, executed as of the 1st day of October, 2010, by Grantors, SAID MOHAMMED acting by and through his Attorney-in-Fact, NEJATTE AHMED, by Power of Attorney filed under Instrument No. 20101004-0078982, in the Register's Office for Davidson County, Tennessee, and wife, NEJATTE AHMED, to Grantees, CHARLES EDWARD EVANS and wife, JO H. EVANS, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Lot No. 266 on the Plan of Joywood Heights, Section 2, of record in Book 1130, Pages 92 and 93, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate description; being Map and Parcel No. 060-16-0-84.00, on the Maps of the Assessor of Property for Davidson County, Tennessee.
>
> AND BEING the same property conveyed to Said Mohammed by Final Decree Confirming Sale from the Clerk and Master for Davidson County, Tennessee filed March 28, 2005 under Instrument No. 20050328-0032575, in the Register's Office for Davidson County, Tennessee. Additionally, see Order in favor of Said Mohammed's Petition to Quiet Title, which Order was filed March 18, 2010, and Agreed Order filed April 30, 2010, both under Case No. 09-2197-IV, in the Chancery Court for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2010 taxes which shall be paid at closing; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat appearing of record in 1130, Pages 92 and 93, in the Register's Office for Davidson County, Tennessee; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to any and all restrictive covenants of record in the

Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

SAID Mohammed by A.I.F. Attorney in fact
SAID MOHAMMED by his Attorney-in-Fact,
NEJATTE AHMED (Grantor) NEJATTE AHMED

STATE OF TENNESSEE

COUNTY OF ROBERTSON

The foregoing instrument was acknowledged before me on this 1st day of October, 2010, by NEJATTE AHMED, Attorney-in-Fact for SAID MOHAMMED, the person to me known as the person who executed the foregoing instrument on behalf of SAID MOHAMMED, and acknowledged before me that (s)he executed the same.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Christina M Bartee
Notary Public
My Commission Expires: September 30, 2013

NEJATTE AHMED

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, NEJATTE AHMED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 1st day of October, 2010.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Christina M Bartee
Notary Public
My Commission Expires: September 30, 2013

| Property Owners Name and Address: | Person Responsible for Payment of Taxes: |
|---|---|
| Charles Edward Evans and Jo H. Evans<br>106 Carriage Way<br>Hendersonville, Tennessee 37075 | Same |

**PROPERTY ADDRESS: 117 Dellway Drive, Nashville, Tennessee 37207**

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$20,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 1st day of October, 2010.

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My Commission Expires: September 30, 2013

This Instrument Prepared By:
Christina M. Bartee, Attorney
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172