BILL GARRETT, Davidson County
Trans:T20110026104 DEEDWARR
Recvd: 05/03/11 13:17 2 pgs
Fees:13.00 Taxes:310.80
20110503-0033828

This instrument prepared by:

Fearnley & Califf, PLLC - Nashville
25 Century Blvd
Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of April, 2011, by and between Wanda L Scott, unmarried, party of the first part, and Syed N. Huda and wife, Shahana Huda, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Valley Grove, Section 9, of record in Plat Book 5200, Page 605, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Wanda L. Scott, by virtue of that certain Warranty Deed dated May 23, 1997, at Book 10470, Page 485 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Wanda L Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wanda L Scott, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2011.

Notary Public

My Commission Expires: _____

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Property Owner & Address: Syed N. Huda and wife, Shahana Huda
1000 Forest Ridge Court, Hermitage, TN 37076

Tax Parcel No 08713010000

Property Address: 1000 Forest Ridge
Hermitage, TN 37076

MAIL TAX
BILLS TO: Everbank, ISAOA, P.O.Box 620138, Doraville, GA 30340-9998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $84,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Doris Coley
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of April, 2011.

Brenda Huntsman
Notary Public

My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075