BILL GARRETT, Davidson County
Trans:T20120010655 DEEDWARR
Recvd: 02/13/12 12:09 2 pgs
Fees:13.00 Taxes:166.50
20120213-0012472

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$45,000.00** (Forty Five Thousand).

Abdul Jalil Hasan
AFFIANT

Subscribed to and sworn before me this 25th day of January, 2012.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Abdul Jalil Hasan 2611 Mashburn Ct. Nashville, TN 37210	Same as new owner	Map Parcel 11907007600

WARRANTY DEED

FOR AND IN 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/WE, **KENNETH E. HOAGLAND, SR. UNMARRIED AND RONALD C. HOAGLAND, JR, MARRIED.**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HASSAN NAJEH AL AJAIL**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 10 on the Plan of Laurel Acres Subdivision, as of record in Book 2133, Page 48, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Mashburn court, the common front corner of Lots Nos. 10 and 11 on said plan; thence westerly along the north margin of said Mashburn court 63.8 feet to a point which is the beginning of a curve with a radius of 25 feet, a distance of 20.9 feet to a point; thence continuing along said curve 68.6 feet to a point which is the common front corner of Lots 9 and 10 on said plan; thence in a southerly direction 223 feet to a point; thence easterly 268 feet to a point; thence northerly 177 feet to the point of beginning.

Being the same property conveyed to Kenneth E. Hoagland, Sr. and Ronald C. Hoagland, Jr. by deed of record in Instrument Number 20030917-0136670, Register's Office for Davidson County, Tennessee. Ronald C. Hoagland, Jr. hereby make oath that the above described property has never been the marital domicile of Ronald C. Hoagland, Jr.

Kenneth E. Hoagland, Sr., executes this instrument as Attorney-in-Fact on behalf of Ronald C. Hoagland, Jr., pursuant to the Power of Attorney recorded in Instrument Number 20120213-0012471, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **2611 MASHBURN COURT** **NASHVILLE,TN37210**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2012

WITNESS, this 25th day of January, 2012

Kenneth E Hoagland Sr.
Kenneth E. Hoagland, Sr.

Ronald C Hoagland, Jr. A.I.F.
Ronald C. Hoagland, Jr.

BY: Kenneth E Hoagland Sr. A.I.F.
Kenneth E. Hoagland, Sr. Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of January, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kenneth E. Hoagland, Sr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of January, 2012.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of January, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kenneth R. Hoagland, Sr.**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Ronald C. Hoagland, Jr.**, and acknowledged that he executed that same as the free act and deed of the said **Ronald C. Hoagland, Jr.**.

WITNESS my hand and official seal this the 25th day of January, 2012.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: My Commission Expires JAN. 7, 2013