WARRANTY DEED

G-TN-12-393

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Joyce B. Wright
Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2012.

Notary Public

CHARLES SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 03-08-2016 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce B. Wright	new owner	
393 Strasser Drive (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	161-4-109.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ISMAIL HASSAN AND WIFE, VIAN AHMAD , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOYCE B. WRIGHT, UNMARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 27, TUSCULUM FIELDS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2330, PAGE 16, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ISMAIL HASSAN, MARRIED BY WARRANTY DEED FROM HAZEL L. GRAHAM, UNMARRIED, RECORDED ON THE 15TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050415-0042320, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

VIAN AHMAD, SPOUSE OF ISMAIL HASSAN JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2330, PAGE 16; RESTRICTIVE COVENANTS OF RECORD IN BOOK 2495, PAGE 365 AND BOOK 6616, PAGE 624; EASEMENT OF RECORD IN BOOK 6297, PAGE 144 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 393 Strasser Drive, Nashville, Tennessee 37211
(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 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. 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.

BILL GARRETT, Davidson County
Trans:T20120041470 DEEDWARR
Recvd: 06/06/12 07:35 2 pgs
Fees:13.00 Taxes:318.20
20120606-0049124

Witness my/our hand(s) this 31st day of May, 2012.

Ismail Hassan

Vian Ahmad

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ismail Hassan and Vian Ahmad, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2012.

Notary Public

My Commission Expires: 01/01/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903