PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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BILL GARRETT, Davidson County

Trans:T20130018280 DEEDWARR

Recvd: 03/06/13 09:40 2 pgs

Fees:13.00 Taxes:336.70

20130306-0022195

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52181

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mohammed T. Ismael 272 Bart Dr. Antioch, TN 37013	New Owner

TAX MAP-PARCEL NUMBERS: 162-3-117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$91,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Robert W. Hayes, unmarried, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Mohammed T. Ismael and wife, Nagham Yahya, hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 397 on the Plan of Antioch Park, Section 5, of record in Book 4460, Page 58, amended in Book 4927, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert W. Haynes by deed from Tennessee Housing Development Agency dated May 12, 2009, recorded May 21, 2009 in Instrument No. 20090521-0047055, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460 Page 58, amended in Book 4927, Page 139, said Register's Office, which Plan shows a 30foot minimum building setback line from Bart Drive and a 20 foot easement and a 10 foot easement for public utility and drainage purposes along the northerly line of said lot and a minimum building setback line from unnamed street, the width of which is not shown, but which appears to be 20 feet.

This is improved property, known as: 272 Bart Drive, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28 day of February, ~~2012.~~ 2013

Robert W Haynes

X Robert W Haynes
Robert W. Haynes

State of MO
County of St. Francois

On this 28 day of February, ~~2012~~ 2013, before me the undersigned authority, personally appeared Robert W. Haynes , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 11/6/15

X Tracy A Young
Notary

TRACY A. YOUNG
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Francois County
My Commission Expires: Nov. 6, 2015
11390166

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $91,000.00

Affiant

Sworn and subscribed before me this the 28 day of February, 2013

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.