154 52

WARRANTY DEED

BOOK 10234 PG 929

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 1/25/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mizgeen M. Zebari (NAME)	NEW OWNERS (NAME)	MAP 119-5
2631 Nolensville Road (ADDRESS)	(ADDRESS)	PARCEL 166
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Gary R. Hernandez and wife, Rita M. Hernandez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mizgeen M. Zebari and wife, Amena F. Zebari

HEREINAFTER CALLED THE GRANTEES, 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. 18 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 fronts 50 feet on the westerly side of the Nolensville Pike and runs back 150 feet on the southerly line and 153-1/2 feet on the northerly line, to an alley, measuring 50 feet thereon.

BEING the property convyed to Gary R. Hernandez and wife, Rita M. Hernandez by deed from J. Willard Alley of record in Book 7932, page 298, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1996 taxes, paid, prorated and assumed by the Grantees the day of closing; all matters as shown on the plan of record in Book 332, page 29, sanitary sewer and/or storm drainage easement and any other easements located on the premises; subject to the rights and claims of parties in possession; and to any and all leases not of public record.

96 OCT 23 PM 2:33
FELIX [illegible]
DAVIDSON COUNTY, TN.

02392511
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 2631 Nolensville Road, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hand S this 22nd day of October 19 96

Gary R. Hernandez

Rita M. Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10234 PG 930

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary R. Hernandez and wife, Rita M. Hernandez

the bargainor s, 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 at Nashville, Tennessee, this 22nd day of October, 19 96.

Commission expires 11/29/1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

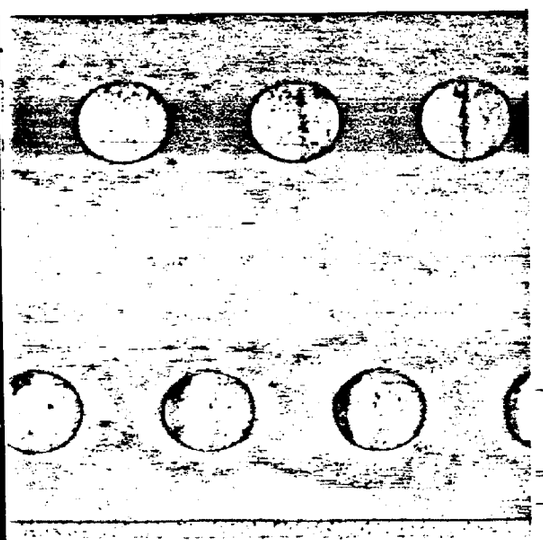
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

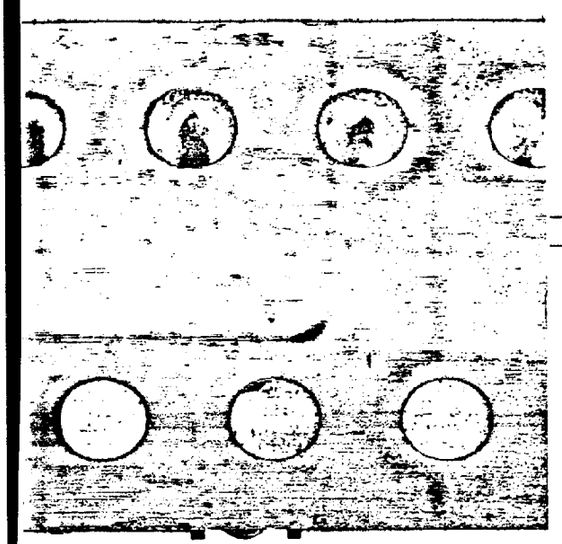
My commission expires _____

Notary Public

341.5 11/23 9:01 03CHECK

749.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10234 PG 931

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
200000.00
CON TX 740.00
PRFEE 1.00
WDEED 8.00
TOTAL 749.00
CHECK 749.00
10/23/96 01 14:34 0001 3416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239251
IDENTIF. ↑ REFERENCE

96 OCT 23 PM 2:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1080395

No [redacted]