BOOK 11576 PAGE 608

# WARRANTY DEED

HAC-99-0103

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF June, 1999.

Notary Public

MY COMMISSION EXPIRES: 3/23/2002

(AFFIX SEAL)

VICKI C. DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY:
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

My Commission Expires MAR. 23, 2002

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shahin Sharify | Franklin Mortgage Funding | 128- 10 |
| (NAME) 245 Colt Drive | (NAME) 25800 Northwestern Highway #875 | 195 |
| (ADDRESS) Nashville, Tennessee 37205 | (ADDRESS) Southfield, MI 48075 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, we, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY R. TURNER AND CATHERINE A. TURNER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHAHIN SHARIFY** hereinafter called the Grantees, 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 No. 2 on the Plan of Stacy Square, Section 5-A, as of record in Book 5210, Page 175, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts a total of 90 feet on the northerly margin of Colt Drive, and extends back 117.23 feet on the easterly side and 116.43 on the westerly side to a line in the rear measuring 88.41 feet thereon.

Being the same property conveyed to Timothy R. Turner and wife, Catherine A. Turner by deed from Timothy R. Turner, Trustee with full power to convey of record in Book 5544, Page 127, Register's Office for Davidson County, Tennessee.

** a single person

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 JUL 19 AM 8:10
RECEIVED FOR RECORD IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

06127.03
IDENTIFICATION & REFERENCE

unimproved ( )
This is improved ( X ) property, known as 245 Colt Drive, Nashville, Tennessee 37205
(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 my/our hand(s) this 3rd day of June, 1999.

Timothy R. Turner

Catherine A. Turner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Timothy R. Turner and Catherine A. Turner, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 1999.

My Commission Expires: 3/23/2002

VICKI COSTLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

My Commission Expires MAR 23, 2002

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 3rd day of June, 1999.

My Commission Expires _____

_____
Notary Public

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
**RUDY TITLE AND ESCROW, LLC.**

☑ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____ BOOK 11576 PAGE 610

| | | | | | |
|---|---|---|---|---|---|
| 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 | CFEE | - COMPUTER FEE | PRFEE | - PROBATE FEE |

06012703

RECEIVED & RECORDED

99 JUL 19 AM 8:10

REGISTER'S OFFICE
DAVIDSON CO., TN.

MAMT
122500.00
ERR CO
MAMT
122500.00-
CAMT
122500.00
CON TX 453.25
PRFEE 1.00
MBEED 8.00
CFEE 2.00
TOTAL 464.25
CHECK 464.25

07/19/99 01 00:13 0001 3559

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1491881