WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

David H. Jannesar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 1999

Notary Public

MY COMMISSION EXPIRES: 3/21/2001
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Farid H. Jannesar (NAME)	Southeastern Mortgage of (NAME)	53-13-142.00
725 Jessica Taylor Drive (ADDRESS)	115 29th Avenue South (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Donald Woods, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Farid H. Jannesar and wife, Cherie M. Jannesar

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. 73 on the Plan of Kimbolton, Phase II, of record in Book 6900, Pages 792, 793 and 794, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

7798 11/04 0101 03CHECK 562.30

Being the same property conveyed to Donald Woods, by deed from Phillips Builders, Inc., of record in Book 9562, Page 654, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2000 and subsequent years, which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, pages 792, 793, and 794;
Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 655, Book 7464, page 969, Book 7470, page 126, Book 7577, page 553, and in Book 7799, page 50, Charter for Kimbolton Homeowners' Association, Inc., of record in Book 7483, page 982 and Book 7507, page 67, Plan of record in Book 6900, pages 792, 793 and 794, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate , certain notes, easements and setback lines; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 725 Jessica Taylor Drive, Madison, Tennessee 37115
(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 hand this 27th day of October 1999

Donald Woods

Donald Woods

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Woods

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of October 1999.

Commission expires 3/21/2001

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 _____ .

My commission expires _____

Notary Public

0065411 3
REFERENCE
99 NOV-4 AM 8:16
REGISTER
WILLIAMSON CO. TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11731 PAGE 342

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

0654113

REFERENCE

99 NOV -4 AM 8:16

REGISTER
DAVIDSON CO. TN.

CAMT	149000.00
CON TX	551.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	562.30
CHECK	562.30

11/04/99 01 08:17 0001 7798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535536