TN13139 43

STATE OF TN.
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 129,000.00

Affiant

Subscribed and sworn to before me, this 16th day of February, 2000.

My commission expires: 8-12-03

Notary Public

CHRISTINE R. ROLLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Instr:200002220016890 Page: 1 OF 2
REC'D FOR REC 02/22/2000 10:04:29AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $477.30

Address of New Owner & Send Tax Bills to:	Prepared By: Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
2321 PENNINGTON ROAD, NASHVILLE, TN 37214	Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 62/9/52

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

ANTHONY T. CARR

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

LEILA VARTANIAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 40 AND 41 ON THE MAP OF RIVER VIEW SUBDIVISION, RECORDED IN BOOK 547 AT PAGES 93, 94, AND 95 IN THE REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY T. CARR, BY WARRANTY DEED FROM BERNICE W. MARTIN, DATED JUNE 23, 1992, AND RECORDED JUNE 26, 1992 IN BOOK 8661, PAGE 648, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 2321 PENNINGTON ROAD, NASHVILLE, TN 37214

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 16th day of February, 2000.

Anthony T Carr

State of CALIFORNIA
County of RIVERSIDE

On this 16th day of February, 2000, before me personally appeared Anthony T. Carr to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and ~~the acknowledged that execution~~ of the same to be his free act and deed.

LINDA M. FOWLER
Commission # 1207955
Notary Public - California
Riverside County
My Comm. Expires Jan 14, 2003

Witness my hand and official seal,
My Commission expires:

1-14-2003

Linda M. Fowler
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.