Instr:200008030076974 Page: 1 OF 2
REC'D FOR REC 08/03/2000 10:05:37AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $414.40

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

Zahra B. Telwa
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2000.

Notary Public

My Commission Expires: 11-18-01

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Zahra B. Telwar
5708 Briarwick Court
Hermitgage, TN 37076

SEND TAX BILLS TO:
Franklin American Mortgage Company
501 Corporate Center Drive #400
Franklin, TN 37067

MAP-PARCEL NUMBERS:
087-05-0A-082-.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Walter S. Weglarz, a married person,** hereinafter referred to as Grantors, hereby transfers and conveys to **Zahra B. Telwar and husband Jamal Shaltaf,** hereinafter referred to as 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. 83 on the Plan of Farmingham Wood, Phase II, Section 2, of record in Plat Book 7900, page 424, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Walter S. Weglarz, an unmarried person, by deed from Gregory R. Grefrath and wife, Michelle L. Grefrath, as of record in Book 10041, page 383, Register's Office for Davidson County, Tennessee. Walter S. Weglarz having since married. Barbara A. Weglarz joins in this conveyance to convey any and all interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 424, Register's Office for Davidson County, Tennessee.

Easement for Right-of-Way of record in Book 5109, page 445, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 8238, Page 176, Book 8351, page 533, Book 8423, page 784, Book 8424, page 426, Book 8447, page 635, Book 8702, page 528 Book 9006, page 409 and Book 9006, page 414, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8245, page 768, said Register's Office.

All matters on a boundary plat of record in Book 7900, page 173, said Register's Office.

Storm Water Detention Agreement of record in Book 8199, page 852, said Register's Office.

Quitclaim to Common Area of record in Book 8310, page 341, said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5708 Briarwick Court, Hermitgage, TN 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 31st day of July, 2000.

Walter S. Weglarz

Barbara S. Weglarz

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 Walter S. Weglarz and Barbara S. Weglarz with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2000.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

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