02

Realty 48A

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Instr:200008030077059 Page: 1 OF 3
REC'D FOR REC 08/03/2000 11:39:35AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $292.30

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **July, 2000, by and between CHARLES C. WILLIAMS and KANDIE L. WILLIAMS, HUSBAND AND WIFE, hereinafter called GRANTORs, and SAYED HASHEMI, hereinafter called GRANTEE.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, CHARLES C. WILLIAMS and KANDIE L. WILLIAMS, HUSBAND AND WIFE, GRANTORs, do hereby bargain, sell, transfer and convey unto SAYED HASHEMI, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 922A&B IDLEWILD AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES and their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Charles C. Williams
CHARLES C. WILLIAMS, Signature of Seller

X Kandie L Williams
KANDIE L. WILLIAMS, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CHARLES C. WILLIAMS and KANDIE L. WILLIAMS, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of July, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

SAYED HASHEMI

Property Address:

922A&B IDLEWILD AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

Map & Parcel #: MAP 52-6, PARCEL 114

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$79,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Sayed Hashemi 7-28-00
Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **July, 2000.**

Notary Public

My Commission Expires: 3/24/2001

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 2 of the Plan of a resubdivision of Lot 4 off a part of the H.B. Chadwell Tract, of record in Book 5190, page 416, Register's Office for said County.

BEING the same property conveyed to KANDIE L. WILLIAMS, by Warranty Deed from ROBERT L. AND MARILLAN J. MUSTO, of record in Deed Book 10848, page 71, Register's Office for DAVIDSON County, Tennessee. KANDIE L. WILLIAMS subsequently conveyed her interest to CHARLIE C. WILLIAMS AND KANDIE L. WILLIAMS, HUSBAND AND WIFE, by Quitclaim Deed of record in Instrument No. 200002180016418, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 52-6, PARCEL 114, 1999 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 758).

2. All matters as set forth on the Plan of the resubdivision of Lot 4 of a part of the H.B. Chadwell Tract, of record in Plat Book 5190, page 416, said Register's Office, which plan includes a 20-foot minimum building setback line from IDLEWILD DRIVE; a 10-foot public utility and drainage easement along the rear of lot adjacent to rear line.