Davidson County DEEDWARR
Recvd: 12/01/00 14:48 2pgs
Fees:11.00 Taxes:218.30

20001201-0118173

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $59,000.00.

Subsribed and sworn before me this the 30th day of November, 2000.

My commission expires:
02/03/2002

Affiant

Notary Public

(Affix Seal)

# WARRANTY DEED

This instrument prepared by:
**SOUTHEAST TITLE of Tennessee, Inc.** Y222859
**7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027**

Address of new owner:
Theresa T. Khayyam
318 B Riverside Drive
Nashville, TN 37206

Send tax bills to:
CORINTHIAN MORTGAGE CORPORATIO
404 BNA DR., Ste. 400
Nashville, TN 37217

Map 83-11 Parcel 184

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Charles A. Scruggs, III** , A MARRIED MAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Theresa T. Khayyam and Alisa A. Khayyam, as joint tenants by the entirety**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot. No. 10-A on the Plan of Zone Lot Division Lots 7, 8, 9, 10 & 11, Phase Two of Section Five, Fortland Park, of record in Plat Book 5200 at page 415, as amended in Plat Book 6250, page 286, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the property conveyed to Charles A. Scruggs, III, an unmarried person by Warranty Deed of record in Book 7198, page 872, Register's Office for said County. The said Charles A. Scruggs, III having since married.

THIS IS IMPROVED PROPERTY KNOWN AS 318 B Riverside Drive, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 30th day of November, 2000.

Charles A. Scruggs, III

Sharon P. Scruggs

**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 Charles A. Scruggs, III and wife, Sharon P. Scruggs, the bargainor(s), 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, this 30th day of November, 2000.**

**My commission expires:**
2-3-2002

**Notary Public**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY