This Instrument Prepared By:
WYATT, TARRANT & COMBS
2525 West End Avenue
Suite 1500
Nashville, Tennessee 37203
(615) 244-0020

Davidson County DEEDWARR
Recvd: 03/02/01 15:50 3pgs
Fees:15.00 Taxes:925.00
20010302-0020064

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Wagma A. Dorani **2504 Treetop Lane** **Antioch, TN 37013**	**same**	**119-13-175.00** **119-13-176.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Sunbelt Partners, LLC, an Alabama limited liability company ("Grantor"), have bargained and sold and do hereby transfer and convey unto Wagma A. Dorani("Grantee"), her heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

Tract 1:

Tax ID#119-13-175.00: Land in Davidson County, Tennessee, being Lot No. 15 on the Map of College Heights, of record in Book 332, page 19, Register's Office for said County, and described according to a copy of a survey by Parrish Engineers, Inc., dated January 25, 1967, as follows:

Said Lot No. 15 fronts 50 feet on the westerly side of Nolensville Road or 4th Avenue South, an extends back between parallel lines 159.82 feet to a 10 foot alley in the rear, measuring 50 feet thereon.

Tract 2:

Tax ID#119-13-176.00: Land in Davidson County, Tennessee, being Lot 16 on the Plan of College Heights, of record in Book 332, page 19, Register's Office for said County.

Said Lot 16 fronts 60 feet on the westerly side of the Nolensville Pike or 4th Avenue, South, and runs back between parallel lines with the northerly margin of Radnor Street, 160 feet to an alley.

Being a portion of the same property conveyed to Sunbelt Partners, L.L.C., an Alabama limited liability company, by deed from American General Life and Accident Insurance Company, a Tennessee corporation, dated June 23, 2000, recorded June 29, 2000 as Instrument No. 200006290064786, Register's Office for Davidson County, Tennessee.

This is improved property known as3029 & 3031 Nolensville Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, her heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for 2001 real estate taxes which Grantee agrees to assume.

AND Grantor does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22ND day of February, 2001.

SUNBELT PARTNERS, LLC

By: Charles D Whitt

Its: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $250,000.00.

Wagmo Aperam **AFFIANT**

Subscribed and sworn to before me, this 23rd day of February, 2001.

Kimberley J Raymond **NOTARY PUBLIC**

KIMBERLEY J RAYMOND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

11-30-2002

STATE OF ALABAMA)
)
COUNTY OF CALHOUN)

Before me, Jay F. Pumroy, of the state and county aforesaid, personally appeared Charles Ed White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Sunbelt Partners, LLC, the within named bargainor, an Alabama limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand and seal, at office in Anniston, Alabama, this 22ND day of February, 2001.

NOTARY PUBLIC

My Commission Expires:

JAY F. PUMROY - Notary Public
STATE OF ALABAMA
My Commission Expires April 25, 2003.

qwd3t011.WPD
02/14/1 11:11 am

