Box 13

1240

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/12/01 11:52 2pgs
Fees:10.99 Taxes:1109.63

20010412-0036046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Jerry Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2000.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Adams	Novastar Mortgage, Inc.	78-17 and 78-57
(NAME)	(NAME)	
4594 Old Hickory Blvd.	23046 Ave. De La Carlota, 3FL	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Laguna Hills, CA 92653	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dariush Rad and wife Felicia Rad, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Adams unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 4594 Old Hickory Boulevard, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hand(s) this 15th day of December, 2000.

Dariush Rad

Felicia Rad

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of December, 2000, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Dariush Rad and wife Felicia Rad and who acknowledged that he executed the same as the free act and deed of the said Dariush Rad and wife Felicia Rad, through Power of Attorney granted him by the said Dariush Rad and wife Felicia Rad

Witness my hand and official seal at Nashville, Tennessee this 15th day of December, 2000.

Commission expires: May 26, 2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Elizabeth E. Triplett
Notary Public

EXHIBIT "A"

TRACT NO. I
Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Smith Engineers, December 13, 1965, and Southern Land & Associates, Inc., April 7, 1970, as follows:

Beginning at an iron pin in the easterly margin of Old Hickory Boulevard, at the Northwest corner of the property conveyed to Wilburn Earl Harrison and wife, by deed from Joe W. Collier, et al, of record in Book 4390, page 261, Register's Office for Davidson County, Tennessee; thence with Harrison's Northerly line southeasterly 553 feet to an iron pin; thence northeasterly 245 feet to an iron pin at the southeast corner of the property conveyed to Peter K. Nikonovich and wife, Elyle Jean Nikonovich, by deed from William D. Johnson and wife, Virgie M. Johnson, of record in Book 4447, page 360, Register's Office for Davidson County, Tennessee; thence with Johnson's southerly line northwesterly 567 feet to an iron pin in the easterly margin of Old Hickory Boulevard; thence southerly 248 feet to the beginning.

TRACT II
Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Smith, Engineers, December 13th, 1965 as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Blvd., at the southwest corner of the property conveyed to Arthur M. Mayernick and wife by deed from Joe W. Collier et al., of record in Book 4001, Page 385, Register's Office for Davidson County, Tennessee; thence with the Mayernick's southerly line South 84 deg. 12 min. East 363 feet to an iron pin; thence South 15 deg. 32 min. West 245 feet to an iron pin; thence North 83 deg. 00 min. West 567 feet to an iron pin in the easterly margin of Old Hickory Blvd.; thence with said Blvd., northerly 248 feet to the beginning, containing 3.1 acres, more or less.

EXHIBIT A

Being the same property conveyed to Dariush Rad and wife Felicia Rad, by deed of record in Book 9854, Page 136, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Dariush Rad and wife Felicia Rad by Terry DeSelms as their Attorney In Fact pursuant to recorded Power of Attorney of record ~~in Instrument No.~~ Recorded Simultaneously herewith.