Davidson County DEEDWARR
Recvd: 05/02/01 16:42 2pgs
Fees:11.00 Taxes:873.20

20010502-0045117

WARRANTY DEED

MERANI-H01173

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00.

Affiant

Subscribed and sworn to before me, this 17th DAY OF April, 2001.

Notary Public

MY COMMISSION EXPIRES: 10/8/02

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE EXPIRES: OCT. 8, 2002 SUMNER COUNTY, TENN.

~~THIS INSTRUMENT WAS PREPARED BY:~~
Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hassan Merani and wife Jehan Merani	Countrywide Home Loans	141-14-A-23-CO
(NAME)	(NAME)	
7605 Hansrote Court	2021 North Gallatin Road, Suite 292	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we, GERMAN ORTEGA AND WIFE CARMELA ORTEGA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HASSAN MERANI AND WIFE JEHAN MERANI, hereinafter called the Grantee(s), their heirs and assigns, that 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. 23 on the Plan of Hanover Park at Sheffield, as of record in Plat Book 9700, page 140; and Revised in Plat Book 9700, pages 155-157, Register's Office for said County.

Being the same property conveyed to German Ortega and wife, Carmela Ortega by Deed from Beazer Homes Corp., DBA Phillips Builders, as executed on 09/30/97, and filed for record on 10/02/97, of record in Book 10631, page 845, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 7605 Hansrote Court, Nashville, Tennessee 37221
(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 17th day of April, 2001.

German Ortega

~~Carmella~~ Ortega
C.O. CARMELA

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, George R. Woods Sr., a Notary Public in and for said County and State, the within named German Ortega and wife Carmela Ortega, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 2001.

My Commission Expires: 10-9-02

GEORGE R. WOODS, SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 17th day of April, 2001.

My Commission Expires _____

_____

Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075