Davidson County DEEDWARR
Recvd: 07/03/01 09:26 2pgs
Fees:11.00 Taxes:636.40
20010703-0070376

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Stephen J. Kozy, III, et ux
108 Oak Hollow
Hermitage, Tennessee 37076

MORTGAGEE:
Coldwell Banker Mortgage
2001 Bishops Gate Blvd.
Mt. Laurel, NJ 08054

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel: 86-4A43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Abdolamir Roshanfar and wife, Fruzandeh Roshanfar,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stephen J. Kozy, III and wife, Thearla L. Kozy,** 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:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Oakcrest, Phase 1-B of record in Book 6900, page 385, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Abdolamir Roshanfar and wife, Fruzandeh Roshanfar, by deed from William D. McAlister and wife, Victoria H. McAlister, as of record in Book 9629, page 347, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Oak Hollow, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7308, page 874 and Book 8277, page 830; Charter of record in Charter Book 7589, page 20, and easements, covenants and conditions as shown on the Plan of record in Plat Book 6900, page 385, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 22ND day of June, 2001.

ABDOLAMIR ROSHANFAR

FRUZANDEH ROSHANFAR

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ABDOLAMIR ROSHANFAR AND WIFE, FRUZANDEH ROSHANFAR**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 22ND day of June, 2001.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$172,000.00.**

AFFIANT

Subscribed and sworn to before me this 22 day of June, 2001.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03