Davidson County DEEDWARR
Recvd: 09/14/01 11:10 2pgs
Fees:13.00 Taxes:506.90
20010914-0100177

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **August, 2001** between **AZIZ KAKAR and SPOZHMAI KAKAR, husband and wife** , GRANTOR, and **KEITH D. LESSERT and MEREDITH M. LESSERT, husband and wife J. FRANCIS LESSERT, an unmarried man, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Castlegate, Section 1, as of record in Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Aziz Kakar, unmarried by deed from Stuart S. Ridgway and wife, Kimberly L. Ridgway, of record in Book 9840, Page 110, Register's Office for Davidson County, Tennessee. Aziz Kakar has since married Spozhmai Kakar.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); all matters appearing of record in Book 4460, page 115; restrictive covenants of record in Book 4649, page 295; Deed of Conveyance of record in Book 4868, page; 701; any and all easements, right of ways, building restrictions, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Spozhmai Kakar, spouse of Aziz Kakar, joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the above referenced property now or hereafter.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

AZIZ KAKAR
Signature of Seller

SPOZHMAI KAKAR
SPOZHMAI KAKAR
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **AZIZ KAKAR and SPOZHMAI KAKAR, husband and wife** , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **August, 2001.**

Notary Public

My Commission Expires: 9/28/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

KEITH D. LESSERT and MEREDITH M. LESSERT J. FRANCIS LESSERT
500 BLUE WATER DRIVE
NASHVILLE, TN 37217

Property Address:

500 BLUE WATER DRIVE
NASHVILLE, TN 37217

Person Responsible for Taxes:

WELLS FARGO HOME MORTGAGE, INC.
4456 CORPORATE LANE, SUITE 100
VIRGINIA BEACH, VA 23462

Map # 136-14
Parcel #: 80

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$137,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **August, 2001.**

Notary Public

My Commission Expires: 9/28/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

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