WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/01 08:25 2pgs
Fees:13.00 Taxes:253.82

20011213-0137476

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,600.00

Barbara Jernigan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES: March 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara E Jernigan (NAME)	First Horizon Home Loan (NAME)	149 2C
123 Elizabeth's Court (ADDRESS)	P O Box 19664 (ADDRESS)	23CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Irvine, CA 92632-9664 (CITY) (STATE) (ZIP)	2DX 07902

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, Ahmad Taheri and wife, Atieh Peyrovi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara E Jernigan, 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:

Land in Davidson County, Tennessee, being Unit No 23 on the Plan of Sterling Wood of record in Book 6250, page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ahmad Taheri and Atieh Peyrovi by deed from Kimberly D Reynolds, unmarried of record in Book 11321, page 958, Register's Office for Davidson County, Tennessee.

Declaration of covenants, conditions and restrictions as contained of record in Book 6236 , page 683, Book 6295, pages 506, 520 and 534, Book 6300, page 409, re-recorded in Book 6306, page 833 and Book 6668, page 81 said Register's Office.

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

This is improved (X) property, known as 123 Elizabeth's Court, Antioch, Tennessee 37013 (unimproved ( ))
(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 our hand s this 28th day of November, 2001

Ahmad Taheri

Atieh Peyrovi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ahmad Taheri and wife, Atieh Pevrovi

the bargainor s, 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 and official seal at Brentwood, Tennessee, this 28th day of November, 2001.

Commission expires March 27, 2004

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public