WARRANTY DEED

BOX 10-A

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

G-7718-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: Exp. 07/27/2002
(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Sharifi (NAME)	Fifth Third Mortgage Company (NAME)	MAP 83-7
P. O. Box 150571 (ADDRESS)	250 W. Main Street (ADDRESS)	PARCEL 314
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Lexington, KY 40507 (CITY) (STATE) (ZIP)	15DA 48915

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, Renee McCormick McDowell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Sharifi

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. 17 on the Map of Eastland Acres, Section 1, as of record in Book 2133, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 90 feet on the south side of Eastland Avenue and runs back between lines, 170 feet to a dead line on which it measures 90.4 feet.

Being the same property conveyed to Floyd E. McCormick and wife, Frances W. McCormick by deed from Irene Williams, widow of record in Book 6330, Page 252, Register's Office for Davidson County, Tennessee.

The said Floyd E. McCormick having since died intestate, on August 23, 2001, with the said Frances W. McCormick having predeceased him on July 11, 2001 both of whom died in Davidson County, Tennessee. The said Floyd E. McCormick left as his only heir-at-law his daughter, Renee McCormick McDowell.

Davidson County DEEDWARR
Recvd: 03/01/02 09:43 2pgs
Fees:13.00 Taxes:257.15
20020301-0025959

unimproved ( )
This is improved (X) property, known as 2406 Eastland Avenue, Nashville, TN 37206
(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 hand this 27th day of February, 2002

Renee McCormick McDowell

Renee McCormick McDowell

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Renee McCormick McDowell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of February, 2002.

Commission expires 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

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