Bk 34

Davidson County DEEDWARR
Recvd: 03/06/02 08:51 2pgs
Fees:13.00 Taxes:395.90
20020306-0027776

THIS INSTRUMENT PREPARED BY:
Afshin Yazdian, Esq.
2834 Azalea Place
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Antonio Q. Sibrian
309 Ocala Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Right Mortgage Company
106-B West Hill Drive
Lebanon, TN 37087

MAP-PARCEL NOS.
Map No. 162
Group 05
Parcel No. 214

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Keith Allen Littrell, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Antonio Q. Sibrian**, hereinafter called the Grantee, their heirs, representatives and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 78 on the Plan of HICKORY VALLEY, SECTION THREE, of record in Book 4460, page 86, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Keith Allen Littrell, unmarried, by deed from Irvin L. Williams and wife, Shirley B. Williams, of record in Book 10305, page 604, Register's Office for Davidson County, Tennessee.

This conveyance is subject to for the year 2002 and subsequent years and all matters of record including restrictions, easements, declarations, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 309 Ocala Court, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 Grantee, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27th day of February, 2002.

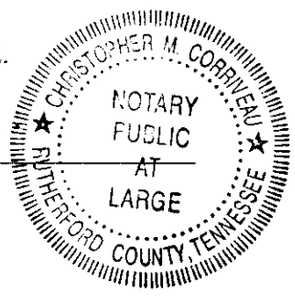
Keith Allen Littrell

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 Keith Allen Littrell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and official seal, this 27th day of February, 2002.

C.M. Corrn
NOTARY PUBLIC



My Commission Expires: June 18th, 2005

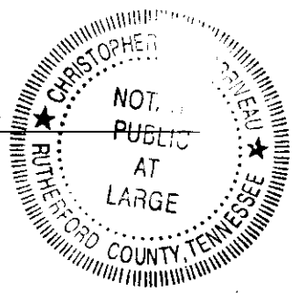
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $107,000.00.

Keith Allen Littrell
Affiant

Subscribed and sworn to before me this
27th day of February, 2002.

C.M. Corrn
Notary Public



My commission expires: June 18, 2005