Davidson County DEEDWARR
Recvd: 03/12/02 11:59 2pgs
Fees:13.00 Taxes:1106.30

20020312-0030918

WARRANTY DEED

L-UTC-02-5080

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Darrius M. Hereford
Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrius M. Hereford	National Bank of Commerce	
508 Stonegate Place (ADDRESS)	115 29th Avenue South (NAME) (ADDRESS)	160-6-A-19
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHOREH HEMMATI, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DARRIUS M. HEREFORD AND WIFE, VALENCIA P. HEREFORD, hereinafter called the Grantees, their heirs and assigns, that 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. 19 on the plan of Stonegate Subdivision of record in Book 9700, Page 808, Register's Office for Davidson County, Tennessee, to which plan reference is hereby.

Being the same property conveyed to Shoreh Hemmati by Warranty Deed of record in Instrument No. 200007110068645, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 11262, page 729, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 508 Stonegate Place, Brentwood, Tennessee 37027
(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/our hand(s) this 28th day of February, 2002.

Shoreh Hemmati by Jodi Griffey, attorney-in-fact

Shoreh Hemmati by Jodi Griffey
attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of February, 2002, before me personally appeared Jodi Griffey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shoreh Hemmati and who acknowledged that she executed the same as the free act and deed of the said Shoreh Hemmati by virtue of that Power of Attorney, duly executed by the said Shoreh Hemmati on February 22, 2002 and recorded concurrently herewith in Instrument No. 20020312000309 17 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 4/27/04

CHARLES SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN