03

Realty Title
98-A

Davidson County DEEDWARR Recvd: 04/04/02 14:07 2pgs Fees:13.00 Taxes:430.13 20020404-0041269	State of Tennessee County of ~~Williamson~~ Davidson The actual consideration or value, whichever is greater, for this transfer is **$116,250.00**. Affiant Subscribed and sworn to before me, this the 28th day of March, 2002. Notary Public My commission expires: 3/14/05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Khalil Numan	**1st Trust Bank for Savings**	**Map 148-05 & Parcel 202.00**
327 Margo Lane	**P.O. Box 17257**	
Nashville, TN 37211	**Memphis, TN 38187-0257**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Viktor J. Rode, Jr. and Trientje Tippens, heirs at law of Helen V. Rode

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

Khalil Numan and wife, Esma Numan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 20 on the Plan of Hollywood Acres Subdivision, Section 1, of record in Plat Book 2900, Page 17, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Viktor Rode and wife, Helen V. Rode by deed from Brownlee Homes, Inc. a Tennessee Corportion of record in Book 3105, Page 605, said Register's Office. The said Viktor Rode and Helen V. Rode having since died and the said Viktor Rode having predeceased Helen V. Rode. The said Helen V. Rode having since died, unmarried, and leaving no will. The property is now vested in Viktor J. Rode, Jr. and Trientje Tippens the only two children and sole surviving heirs of Viktor Rode and wife, Helen V. Rode.

This conveyance is subject to the following: Taxes for the year 2002 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record of record in Book 2900, Page 17, Register's Office for Davidson County, Tennessee.

Said property was never the primary residence of the herein said Grantors.

This is improved (X____) Unimproved (____) property, known as 327 MARGO LANE, NASHVILLE, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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, againsz the lawful claims of all persons whomsoever. Wherever used, the singlular 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 27th day of March, 2002.

Viktor J. Rode

Viktor J. Rode, Jr., heir at law of Helen V. Rode, Individually

Viktor J. Rode, Jr., heir at law of Helen V. Rode, Administrator

Trientje Tippens, heir at law of Helen V. Rode

INDIVIDUAL
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 VIKTOR J. RODE, JR., Individually and VIKTOR J. RODE, JR., Administrator, and TRIENTJE TIPPENS, heirs at law of Helen V. Rode, the bargainors, with whom I am personally acquainted and 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 March, 2002.

Notary Public

My Commission Expires: 3/18/2003

ROBIN S. WEAKLEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires March 18, 2003