03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 11th day of June, 2002.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 06/18/02 10:00 2pgs
Fees:13.00 Taxes:888.00
20020618-0073479

Address of New Owner:	Send Tax Bills to:	Tax Information
Tia M. Sillers 213 Haverford Dr. Nashville, TN 37212	New Owner	104-11-56.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Nader Jahad and Mahin Bayatpour Jahad, Trustees under the Jahad Family Living Trust Dated April 15, 1999, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tia M. Sillers, hereinafter called the Grantees, their successors 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. 1, Block 4, on the Plan of Fairfax Place, of record in Book 547, Pages 137 and 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John Nader Jahad and Mahin Bayatpour Jahad, Trustees, or their successors in trust, under the Jahad Family Living Trust, dated April 15, 1999, by quitclaim deed from Mahin Bayatpour, married, of record in Book 11441, Page 698, Register's Office for Davidson County Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2801 Acklen Avenue, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of June, 2002.

John Nader Jahad, Trustee

By: Charles Watson Cross,
Atty in Fact

Mahin Bayatpour Jahad, Trustee

By: Charles Watson Cross,
Atty in Fact

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 Charles Watson Cross, 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 for the purposes herein contained, and who further acknowledged that he is the attorney in fact for John Nader Jahad and Mahin Bayatpour Jahad, Trustees under the Jahad Family Living Trust Dated April 15, 1999, and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this [illegible] of June, 2002.

3/14/05
Commission expires

Notary Public