Davidson County DEEDWARR
Recvd: 07/17/02 13:26 2pgs
Fees:13.00 Taxes:1036.00

20020717-0086172

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
2834 Azalea Place
Nashville, TN 37204

OWNER:
Name Mohammad T. Moini
Address 4140 Twin Oaks Lane
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name Wells Fargo Home Mortgage, Inc.
Address P.O. Box 371356
City/State/Zip Pittsburgh, PA 15250-7356

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Ernest D. Henson, Husband and Wife as Joint Tenants and Shirley D. Henson, Husband and Wife as Joint Tenants** have this day bargained and sold, and do hereby transfer and convey unto **Mohammad T. Moini his** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in DAVIDSON County, State of TENNESSEE, as follows:

Land in Davidson County, Tennessee, Being Lot No. 14A on the Plan of Jennings Property Resubdivision of Tract 14, of record in Plat Book 7900, page 824, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being part of the same property conveyed to Ernest D. Henson and wife, Shirley D. Henson, by Warranty Deed from Carolyn B. Jennings and husband Neal L. Jennings, of record in Book 5977, page 518, Register's Office for Davidson County, Tennessee.

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

Map-Parcel No.'s: 183-117

This is improved property known as: 4140 Twin Oaks Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this **16th** day of **July 2002**.

Ernest D. Henson
Ernest D. Henson

Shirley D. Henson
Shirley D. Henson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Ernest D. Henson and Shirley D. Henson** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **16th** day of **July 2002**.

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$280,000.00**

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2002.

My commission expires June 18, 2005

Notary Public - Register

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE