PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys At Law
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104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref:(SK) Title No: 43721
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/05/02 10:52 2pgs
Fees:13.00 Taxes:537.98
20020905-0107545

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ryan Fakhoorian 865 Beech Bend Drive Nashville, Tennessee 37221	Lehman Brothers Bank 400 Professional Drive Gaithersburg, Maryland 20879

TAX MAP-PARCEL NUMBERS: 156-02-133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,400.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Maria A. Stevens, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Fakhoorian** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 641 on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Book 4860, page 111, Register's Office for said County.

SAID Lot No. 641, fronts 75.0 feet on the easterly margin of Beech Bend Drive and extends back 200.0 feet on the northerly line and 200.0 feet on the southerly line to a dead line in the rear, measuring 75.0 feet thereon.

BEING the same property conveyed to Maria A. Polites, unmarried by deed from Robert M. Howard and wife, Kirsten K. Howard of record in instrument no. 20010625-0066934 Register's Office for Davidson County, Tennessee. The said Maria A. Polites is now known as Maria A.Stevens.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, page 111 , said Register's Office, which Plan shows 30 foot minimum building set back line from Beech Bend Drive and a 20 foot easement for public utility purposes along the rear line of said lot and a 2.5 x 30 foot utility anchor easement located along the northwesterly front corner of said lot; Agreement for underground telephone cable to South Central Bell of record in Book 5089, page 594, said Register's Office; Restrictive Covenants of record in Book, 5051, page 92, Book 5197, page 123 and Book 5228, page 718, said Register's Office

This is improved property, known as: 865 Beech Bend Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

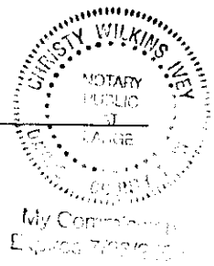
WITNESS THE EXECUTION HEREOF this 30th day of August, 2002.

Maria A. Stevens

State of TENNESSEE

County of DAVIDSON

On this 30th day of August, 2002 , before me the undersigned authority, personally appeared Maria A. Stevens , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

Notary

State of TENNESSEE

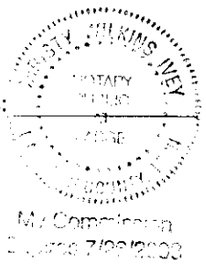
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $145,400.00

Affiant

Sworn and subscribed before me this the 30th day of August, 2002

My Commission Expires: 

Notary Public