File Boy 93
#19386
First Title+
Escrow

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/02 08:44 2pgs
Fees:13.00 Taxes:645.65
20020909-0108557

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

OWNER:
Name Shelly L. Stoltz
Address 4973 Alexis Drive
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Mohammad Hajjafar and April S. Hajjafar, Husband and Wife as Joint Tenants** have this day bargained and sold, and do hereby transfer and convey unto **Shelly L. Stoltz, An Unmarried Woman, her** 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. 166 on the Final Plat of the Resubdivision of Lots 165 & 166, Oak Highlands, Phase One, a Planned Unit Development, as of record in Instrument No. 20010205--0010879, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Mohommad Hajjafar, and wife, April S. Hajjafar, by Warranty Deed from Pine Oaks Properties, G.P., a Tennessee General Partnership, of record in Instrument No. 20010803-0083300, 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: Map 173, Group 04A, Parcel 166

This is improved property known as: 4973 Alexis Drive, 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 **30th** day of **August 2002**.

Mohammad Hajjafar
Mohammad Hajjafar

April S. Hajjafar
April S. Hajjafar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Mohammad Hajjafar and April S. Hajjafar** 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 **30th** day of **August 2002**.

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $174,500.00

Affiant Jeffrey C. Horn

Subscribed and sworn to before me, this the 30th day of August,2002.

My commission expires June 18, 2005

C.M. Corriveau
Notary Public - Register

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