BOX 61
174

~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 112,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-25-03

NOTARY PUBLIC AT LARGE — J. NICOLE HUGHES — DAVIDSON COUNTY, TENN. — My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
LUIS RODRIGUEZ and wife, **MARYAM B. SEHDEHI** **4605 Xavier Drive** **Antioch, TN 37013**	**SAME**	**148-8-92**

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 ACKNOWLEDGED **THOMAS E. McCLANAHAN and wife, ARMINTA McCLANAHAN**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUIS RODRIGUEZ and wife, MARYAM B. SEHDEHI**

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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 127, Section two, Oak Wood Terrace, of record in Plat Book 4460, Page 118, Register" Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thomas E. McClanahan and wife, Arminta McClanahan by deed from Brenda J. Fisher, Trustee, of record in Book 8127, page 85 and Book 7594, page 833, Register's Office for Davidson County, Tennsesee and by deed from Ester McClanahan of record in Book 7531, page 645, and by deed from Jerry R. Thurman, of record in Book 6807, page 726, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **4605 Xavier Drive, Antioch, Tennessee 37013**

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 and assigns forever, and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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, 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 OUR HANDS THIS 25 DAY OF SEPTEMBER, 2002.

X Thomas E. McClanahan
THOMAS E. McCLANAHAN

X Arminta McClanahan
ARMINTA McCLANAHAN

Davidson County DEEDWARR
Recvd: 09/27/02 09:44 2pgs
Fees:13.00 Taxes:414.40

20020927-0117793

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 THOMAS E. McCLANAHAN and wife, ARMINTA McCLANAHAN, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25 day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. ALAN D. MAZER