Davidson County DEEDWARR
Recvd: 10/25/02 15:07 2pgs
Fees:13.00 Taxes:366.30
20021025-0131125

This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Jesus C. Abarca and Honer C. Mendez
4940 Shihmen Dr.
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Home Mortgage, Inc.
6701 Carmel Rd. Suite 110
Charlotte, NC 28226

MAP **162-08-0**
GROUP
PARCEL **054.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Shahriar Noorbakhsh** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Honer C. Mendez, unmarried and Jesus C. Abarca, unmarried** , as tenants in common, each owning a one half undivided interest, 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:

Described property located in Davidson County, Tennessee, to wit:

Being Lot No. 106 on the Plan of Antioch Park, Section 3, as of record in Book 4460, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot 106 fronts 75.00 feet on the southerly side of Shihmen Drive and extends back 158.8 feet on the westerly side and 154.4 feet on the easterly line to a line in the rear on which it measures 75.13 feet.

Being the same property conveyed to Shahriar Noorbakhsh by deed from Secretary of Housing and Urban Development dated September 12, 2001, of record in Instrument No 20020422-0049572, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

2. Subject to restrictive covenants contained in an instrument of record in Book 4519, page 933, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3 Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

4 Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 4460, page 25, said Register's Office.

5. Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.

6. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

Grantor used property for investment purposes only, not marital property .

This is improved property known as 4940 Shihmen Drive, Nashville, 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,

GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 21st day of October, 2002.

Shahriar Noorbakhsh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Shahriar Noorbakhsh**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of October, 2002.

Rebecca R. Waynick
NOTARY PUBLIC

My Commission Expires:

My C... September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $99,000.00.

HONER C MENDEZ
AFFIANT

Subscribed and sworn to before me on this 21st day of October, 2002.

Rebecca R. Waynick
NOTARY PUBLIC

My Commission Expires:

REBECCA ... NOTARY PUBLIC AT LARGE WILSON CO., TENN.
My Commission Expires September 13, 2003