Davidson County DEEDWARR
Recvd: 11/20/02 10:01 2pgs
Fees:13.00 Taxes:480.63
20021120-0143928

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name Pamela S. Sexton
Address 312 Oak Highlands Court
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name Cavalry Banking
Address 114 West College Street
City/State/Zip Murfreesboro, TN 37130

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Nouredin Rafipour and Fariba Rafipour, Husband and Wife** have this day bargained and sold, and do hereby transfer and convey unto **Pamela S. Sexton, 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. 53 on the Plan of Oak Highlands, Phase 1, a Planned Unit Development, of record in Plat Book 6900, pages 431-435, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Nouredin Rafipour and wife, Fariba Rafipour by Warranty Deed from April Dawn Martig and William Oscar Burch, both married, of record in Book 10029, page 109, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 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: 173-04A-53

This is improved property known as: 312 Oak Highlands Court, Antioch, Tennessee 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 **18th** day of **November 2002**.

N. Rafipour
Nouredin Rafipour

F. Rafipour
Fariba Rafipour

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Nouredin Rafipour and Fariba Rafipour** 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 **18th** day of **November 2002**.

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is $129,900.00

Affiant

Subscribed and sworn to before me, this the 18th day of November,2002.

My commission expires June 18, 2005

Notary Public - Register

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE