4557

Box 13

Davidson County DEEDWARR
Recvd: 11/26/02 16:16 2pgs
Fees:13.00 Taxes:312.65

20021126-0146801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$84,500.00**

Rebecca R Andrews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF **NOVEMBER, 2002.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 10/25/2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAMSIS F. ISKANDER	**CTX MORTGAGE CO., LLC**	**107-14-151**
(NAME) **1008 KIRBY AVENUE**	(NAME) **P.O. BOX 199114**	
(ADDRESS) **NASHVILLE, TN 37217**	(ADDRESS) **DALLAS, TX 75219-9114**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, REBECCA ANDREWS AND HUSBAND, SCOTT ANDREWS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAMSIS F. ISKANDER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Miro Meadows, of record in Book 1424, pages 94 and 95, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to REBECCA ANDREWS AND HUSBAND, SCOTT ANDREWS, by quitclaim deed from REBECCA R. BREWER, N/K/A REBECCA ANDREWS, of record as Instrument Number 200002140014881, Register's Office of Davidson County, Tennessee. Also being the same property conveyed to REBECCA R. BREWER, unmarried, by deed from DAVID A. GRAVES AND WIFE, STEPHANIE GRAVES, of record in Book 10510, page 947, said Register's Office.

This conveyance is subject to any and all easements, restrictions and conditions and any other matters which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1008 KIRBY DRIVE, NASHVILLE, TN 37217-1917**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand(s) this 13 day of **November, 2002**.

Rebecca B Andrews
REBECCA ANDREWS

SCOTT ANDREWS

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 **Rebecca Andrews and Scott Andrews**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13 day of **November, 2002**.

Commission expires: OCTOBER 25, 2003.

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee A. Cohen
Notary Public