BK 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/02 16:08 1pgs
Fees:13.00 Taxes:444.00

20021209-0151763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~XXXXXXX~~ 1/18/2005

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esdras Moran	First National Bank of Arizona	96-13-201
(NAME)	(NAME)	
2812 Patriot Way	1760 Old Meadow Road, 3rd Flr.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	McLean, VA 22102	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Maher H. Khader unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esdras Moran, MARRIED, 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:

Land being in the Third Civil District of Nashville, Davidson County, Tennessee, being Lot No. 5 on the Plan of Papuchis Subdivision of record in Plat Book 6050, Page 41, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Maher H. Khader, unmarried, by deed of record in Book 11574, Page 548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Maher H. Khader by Evan Douvlis as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. ~~X~~ _____, in the Register's Office for Davidson County, Tennessee.

~~X~~20021209151762

unimproved ☐
This is improved ☒ property, known as 2812-14 Patriot Way, Nashville, TN 37214
(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 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 my/our hands this 27th day of November, 2002.

MAHER H. KHADER
By Evan Douvlis
Attorney In Fact

Maher H Khader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of November, 2002 before me personally appeared Evan Douvlis, the person who executed the foregoing instrument on behalf of Maher H. Khader and who acknowledged that he executed the same as the free act and deed of the said Maher H. Khader, through Power of Attorney granted by the said Madher H. Kader. Witness my hand and official seal this 27th day of November, 2002.

Commission Expires: January 18, 2005

NOTARY PUBLIC

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE