Box 48B

Davidson County DEEDWARR
Recvd: 01/08/03 09:17 2pgs
Fees:13.00 Taxes:475.45

20030108-0003154

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2002119

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Javad Salimi	(NAME) Same	Map 146-4, Parcel 45
(STREET ADDRESS) 9481 Chesapeake Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Brentwood TN 37027	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ESTATE OF PATRICIA D. SARGENT, CONSERVATORSHIP,** has this day bargained and sold, and does hereby transfer and convey unto the said, **JAVAD SALIMI,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 714 on the Plan of Caldwell Hall, Section XII, as of record in Book 3300, page 57, Register's Office, Davidson County, Tennessee.

Said Lot No. 714 fronts 79.4 feet on the northerly side of Richar Drive and extends back 163.78 feet on the east line and 180.45 feet on the westerly, to a dead line in the rear, which is a broken line on which is measures 111.4 feet.

Being the same property conveyed to Patricia D. Sargent by deeds of record in Book 3614, page 326, and Instrument #20010831-0094975, Register's Office, Davidson County, Tennessee. The said Patricia D. Sargent having been adjudicated incompetent and Monica D. Edwards appointed conservator vested with all rights to dispose of property of the Estate by Order Appointing Conservator filed of record in Instrument #* _____, Register's Office, Davidson County, Tennessee, and given authority to sell the above-described property by Order Approving Property Management Plan and Authorizing Sale of Real Estate and Personal Property by Auction recorded as Instrument No. 20030108-0003152 Register's Office, Davidson County, Tennessee.

* 20030108-0003151

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $120,500.00.

Subscribed and sworn to before me this the 7 day of January, 2003.

Affiant

My commission expires: 7/30/05

Kay B. Housch, Notary Public

NOTARY PUBLIC

This is improved property known as 538 Richmar Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, 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, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 7 day of January, 2003.

Estate of Patricia D. Sargent, Conservatorship

By: Monica D Edwards, Conservator
Monica D. Edwards, Conservator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ESTATE OF PATRICIA D. SARGENT, Conservatorship, by Monica D. Edwards, Conservator,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of the **ESTATE OF PATRICIA D. SARGENT, Conservatorship.**

Witness my hand and official seal at Nashville, Tennessee, this 2 day of January, 2003.

Kay B. Houser, Notary Public
My Commission Expires: 7/30/05

ENCUMBRANCES:

1. 2003 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Book 3300, page 57, Register's Office, Davidson County, Tennessee.