PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 01/08/03 13:52 3pgs
Fees:18.00 Taxes:906.50
20030108-0003517

W & I Ref: SK Title No: 44147

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Radir A Annoor 1220 Applecross Drive Nashville, Tennessee 37220	Wells Fargo Home Mortgage 204 Muris Chapel Road Suite 102 Greensboro, South Carolina 27410

TAX MAP-PARCEL NUMBERS: 161-01-B-067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Juan O. Rossello and wife, Giselle M. Iturrequi-Rossello**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Radir A Annoor and spouse Tamala D. Annoor,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Aberdeen Woods Phase Two of record in Plat Book 9700, page 849, Register's Office for said County.

SAID Lot No. 57 fronts 93.63 feet on the broken westerly margin of Applecross Drive and extend back 101.00 feet on the northerly line and 92.26 feet on the southerly line to a dead line in the rear, measuring 61.26 feet thereon.

BEING the same property conveyed to Juan O. Rossello and wife Giselle M. Iturrequi Rossello by deed from Zaring Homes, Inc., an Ohio Corporation of record in Document No. 20005100047433, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 849, said Register's Office, which Plan shows a 20 foot minimum building setback line from Applecross Drive together with a designated building site, and a 20 foot easement for public utility and drainage purposes along the easterly front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 10790, page 189, Book 11303, page 555; Book 11714, page 843; and Document No. 200002030011436, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of by Margaret Whitfield as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 1220 Applecross Drive, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of December, 2002 .

Juan O. Rossello

Juan O. Rossello by: Margaret Whitfield, Atty-in-Fact

Giselle M. Iturrequi-Rossello

Giselle M. Iturrequi-Rossello by: Margaret Whitfield, Atty-in-Fact

State of TENNESSEE

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $245,000.00

Affiant

Sworn and subscribed before me this 30th day of December, 2002

My Commission Expires

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2005

Notary Public

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Margaret Whitfield** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Juan O.Rossello and wife, Giselle M. Iturrequi-Rossello** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2002

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 26, 2003

EXHIBIT "A"
To
Warranty Deed

FROM: Juan O. Rossello and wife, Giselle M. Iturrequi-Rossello

TO: Radir A Annoor and spouse, Tamala D. Annoor

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Margaret Whitfield

Margaret Whitfield, Affiant

Sworn to and subscribed before me this

30th day of December, 2002

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003