Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6030026

Davidson County DEEDWARR
Recvd: 02/12/03 12:58 2pgs
Fees:13.00 Taxes:403.30
20030212-0019395

# WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Becky Tomko Richie and husband, Joe Richie** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Mehdi Misto and wife, Berivan Misto** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

**A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:**

**Being Lot No. 47 on the Plan of Murray Heights of record in Book 2663, page 37, Register's Office for Davidson County, Tennessee.**

**Said Lot fronts 180 feeton the easterly side of East Ridge Drive and runs back 224.75 feet on the northerly line and 232.6 feet on the southerly line, to a dead line in the rear which is a broken line on which it measures 183 feet.**

**Being the same property conveyed to Gregory C. Tomko and wife, Becky A. Tomko by Deed from James Shaw, Trustee under the provisions of a trust agreement dated the 23rd of July, 1996, know as Trust Number 3808, dated 8-12-99, recorded 8-19-99, in Book 11626, page 195, Register's Office for Davidson County, Tennessee. The said Gregory C. Tomko is now deceased and Becky A. Tomko is now known as Becky Tomko Richie.**

**This conveyance is made subject to any and all zoning regulations, building restrictions of record in Book 2706, page 329, easements and/or setback lines of record in Book 2663, page 37, all of the said Register's Office, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 10 day of February, 2003.

Becky Tomko Richie By Carolyn Ferguson Atty in fact
**Becky Tomko Richie**

Joe Richie By Carolyn Ferguson Atty in fact
**Joe Richie**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Carolyn Ferguson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 10 day of February, 2003

Holly Leigh Grant
Notary Public

My Commission Expires: 5-22-04

**ACKNOWLEDGEMENT FOR WARRANTY DEED THAT IS BEING SIGNED BY POWER OF ATTORNEY (ATTORNEY-IN-FACT)**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
On this 10th day of February, 2003 before me personally appeared Carolyn Ferguson to me known to be the person who executed the foregoing instrument on behalf of **Becky Tomko Richie and husband, Joe Richie** and acknowledged that she executed the same as their free act and deed of the said **Becky Tomko Richie and husband, Joe Richie**

WITNESS my hand and official seal, this 10 day of February, 2003

Holly Leigh Grant
Notary Public

My Commission Expires: 5-22-04

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $109,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10 day of February, 2003.

Holly Leigh Grant
Notary Public

My Commission Expires: 5-22-04
MAP AND PARCEL NUMBERS: 148-06- 41.00

**ADDRESS NEW OWNER:**
3808 East Ridge Drive
Nashville, TN 37211

SEND TAX BILLS TO THE SAME ADDRESS