23-1-424

WARRANTY DEED

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067
(615) 778-9828 Fax (615) 778-3134

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-26-05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Batarseh	Franklin American Mort. Company	105-1-204
(NAME) 1303 Tremont Street	(NAME) 501 Corporate Centre Dr., Ste. 400	
(ADDRESS) Nashville, TN 37202	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/04/03 12:31 2pgs
Fees:13.00 Taxes:945.72
20030604-0076569

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, Denise Hardison, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter Batarseh, and wife Tamara Batarseh, 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:

Being Lots Nos. 48 and 49 and the west nine inches of Lot No. 50 on the Plan of Boyd Ament Tract, as of record in Book 21, page 83, Register's Office for Davidson County, Tennessee, said Lots Nos. 48 and 49 and west part of Lot No. 50 front together 102 ¼ feet on the south side of Tremont, formerly Hancock Street, and run back between parallel lines 168 feet to an alley.

Being the same property conveyed to Denise Hardison, by deed of record in Book 9672, page 650, Book 10234, page 585, and as Instrument No. 20020821-0101198, Register's Office for Davidson County, Tennessee. See also Will of Cleo DuPont Moore, of record of Book 6929, page 514, and Affidavit of Heirship, of record in Book 6929, page 513, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1303 Tremont Street, Nashville, TN 37212

(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 hand this 30th day of May, 2003.

Denise Hardison

STATE OF TENNESSEE

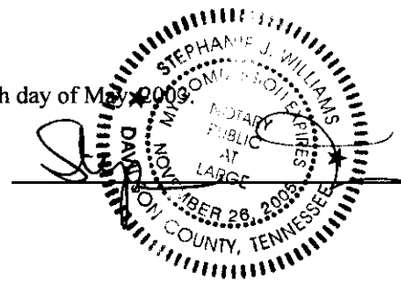
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Denise Hardison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day May, 2003.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2003.

Commission expires:



Notary Public