File #200370037

Davidson County DEEDWARR
Recvd: 06/04/03 17:28 2pgs
Fees:13.00 Taxes:307.10

20030604-0076939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/29/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — AMANDA NORDMAN — DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maysam Sarfaraz, unmarried	Charter One Mortgage Corp.	Map: 162-1-C-114.00 CO
(NAME) 449 Hickory Glade Drive	(NAME) 10333 N. Meridian St., #120	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Indianpolis, IN 46290	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, PAMELA ~~SHEARER~~ SHARER and RENEE JUDKINS, SOLE HEIRS-at-LAW OF RITA SIMPSON, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto MAYSAM SARFARAZ, UNMARRIED, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 114, on the Plan of Hickory Glade, Phase 2, as shown by plat appearing of record in Plat Book 6250, Page 889 as amended in Book 6900, Page 41, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Rita Simpson by Warranty Deed of record in Book 8340, Page 984, said Register's Office. The said Rita Simpson died intestate on January 14, 2003, leaving Pamela ~~Shearer~~ Sharer and Renee Judkins as her only children and sole heirs-at-law, as evidenced by an Affidavit of Heirship of record in Instrument No. 20030604-0076938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants Conditions and Restrictions of record in Book 6824, Page 929; Re-Recorded in Book 6898, Page 896; Book 6824, Page 952; Book 6898, Page 979; Book 6898, Page 920; Book 6957, Page 473; Book 6878, Page 390; Amended in Book 10697, Page 182; Charter of Hickory Glade Homeowners Association of record in Book 6845, Page 780;Quitclaim Deed to Homeowners' Association of common are of record in Book 7260, Page 72; Sanitary Sewer for Storm Drainage Easement of record in Book 7384, Page 841; Easement of record in Book 8058, Page 790 and, any and all matters as shown on plat of record in Book 6250, Page 889 as amended in Book 6900, Page 41; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 449 Hickory Glade Drive, Antioch, TN 37013
(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 GRANTEE, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 12th day of May, 2006.

Pamela ~~Shearer~~ Sharer

Renee Judkins

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Pamela ~~Shearer~~ Sharer and Renee Judkins, sole heirs-at-law of Rita Simpson who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

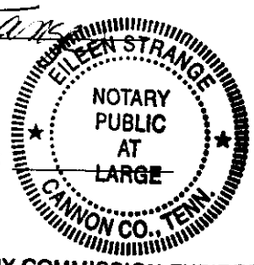
Witness my hand and official seal, this .

Eileen Strange

Notary Public

My Commission Expires:

(SEAL)



MY COMMISSION EXPIRES:
NOVEMBER 06, 2006

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217