23-1-666

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/27/03 12:38 2pgs
Fees:13.00 Taxes:418.67
20030627-0089344

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **June, 2003** by and between **Anthony D. Roh and Wanda M. Roh** , herein after referred to as GRANTOR, and **Sheryl Danielle Nezat** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Old Hickory,** County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Stone Hedge, Section 3, as of record in Plat Book 9700, page 265, as amended in Book 10159, page 42, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Anthony D. Roh and Wanda M. Roh, joint tenants with right of survivorship, by Warranty deed from Universal Builders, L.L.C., dated December 19, 1997 and recorded in Book 10743, page 397, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 828 Stone Hedge Court, Old Hickory, TN 37138

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Anthony D. Roh
Anthony D. Roh
Signature of Seller

Wanda M. Roh
Wanda M. Roh
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Anthony D. Roh and Wanda M. Roh** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **June, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Sheryl Danielle Nezat
828 Stone Hedge Court, Old Hickory, TN 37138

Send Tax Statements to:
Columbia National, Inc
7142 Columbia Gateway Drive, Columbia, MD 21046

Map & Parcel 053.16-O-256.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$113,155.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **June, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-666