#16042
Box 13

Davidson County DEEDWARR
Recvd: 07/07/03 10:03 2pgs
Fees:13.00 Taxes:680.80
20030707-0092872

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of June, 2003.

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

Notary Public

My Commission Expires November 21, 2006

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Susan G. Shakibi
812 Cobble Cove
Nashville, Tennessee 37211

SEND TAX BILLS TO:
~~NEW OWNER~~ AMERICAS Wholesale Lender
PO Box 10212
VAN NUYS, CA 91410

MAP-PARCEL NUMBERS:
172-15A-45

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bruce M. Wright and Laura M. Wright** hereinafter referred to as Grantors, hereby transfers and conveys to **Susan G. Shakibi** (UNMARRIED) hereinafter referred to as Grantees, their 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 Lot. No. 111 on the Plan of Holt Woods, Section 4, of record in Plat Book 9700, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bruce M. Wright and Wife, Laura M. Wright by Warranty Deed from Phillip D. Boyd and wife, Ann Boyd, of record in Book 11594, Page 373, Register's Office for Davidson County, Tennessee, dated July 23, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 9, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9570, Page 22; Book 9745, Page 39; Book 9933, Page 151; Book 9933, Page 153; Book 10062, Page 821; Book 10256, Page 504; Book 10256, Page 506; Book 10258, Page 142; Book 10469, Page 57; Book 10800, page 575; Book 11096, Page 143, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9570, Page 5, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record at Instrument No. 2002 080700 95356, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 812 Cobble Cove, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 June, 2003.

Bruce M. Wright

Laura M. Wright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June 2003, before me personally appeared Donald R. Barrett, Jr .to me known to be the Attorney-in-Fact of Bruce M. Wright and Laura M. Wright is authorized by Bruce M. Wright and Laura M. Wright to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.

My commission expires: 11/2/05

Notary Public

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

08723-BW