Davidson County DEEDWARR
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Fees:13.00 Taxes:589.04

20030826-0123835

WARRANTY DEED

MINASSIAN-H03512

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,200.00

John R Minassian
Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John R. Minassian and wife Delora Elaine Minassian	First Horizon Home Loan	63-2-125
(NAME)	(NAME)	
1440 Pawnee Trail	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Memphis, TN 38101	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MICHAEL R. STOKES AND MARY F. STOKES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN R. MINASSIAN AND WIFE DELORA ELAINE MINASSIAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in the Eleventh (11th) Civil District of Davidson County, Tennessee, and being described as follows to-wit:

Beginning at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930 and recorded November 15, 1930 in Book 843, Page 36 and 37 of the Register's Office for Davidson County, Tennessee. Said beginning point, also being the south east corner of a tract of land conveyed to Arnold K. Schutt and wife, Evangeline P. Schutt by deed from Chas. U. Coggin, Trustee, et al, recorded in Book 2037, Page 244, of the Register's Office for Davidson County, Tennessee. Said point margin of siad Pawnee Trail; thence with the westerly margin of Pawnee Trail, S 44 deg. 37 min. W (with the northerly margin of said 50 foot private Roadway) 150 feet to a point marked with an iron pin; thence N 44 deg. 23 min. W 50 feet to a point marked with an iron pin; thence N 45 deg. 23 min. 37 sec E 150 feet, more or less, to the point of beginning.

Being of the same property conveyed to Michael R. Stokes by Warranty Deed from Harold T. Duncan, of record in Deed Book 8048, Page 290, Register's Office for Davidson County.

This is improved (X) property, known as 1440 Pawnee Trail, Madison, Tennessee 37115
unimproved ( )
(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/our hand(s) this 15th day of August, 2003.

Michael R. Stokes

Mary F. Stokes By M.F. Stokes att'd Fact

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R. Stokes and Mary F. Stokes, the bargainor(s), 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 within instrument for the purposes therein contained. Witness my hand and official seal at HENDERSONVILLE (city), TN (state), this 15th day of August, 2003.

Notary Public

My Commission Expires: 3/27/04

DELORA ELAINE MINASSIAN IS THE SAME PERSON AS DELORA ELAINE BIGGS

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, M.R. STOKES, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARY F. STOKES, and who acknowledged that he executed the same as the free act and deed of the said MARY F. STOKES, for the purposes therein described pursuant to the General Durable Power of Attorney dated May 14, 1984, recorded on September 13, 1984 in deed book 507, page 105 in the Sumner County Register's Office.

Witness my hand and official seal Sumner County, Tennessee this 15th day of August, 2003.

My Commission Expires: 3/27/04

Notary Public

NOTARY PUBLIC AT LARGE