File #200370103

Davidson County DEEDWARR
Recvd: 09/17/03 11:36 2pgs
Fees:13.00 Taxes:455.10

20030917-0137265

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00.

Judith Adkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2003.

Mandy R. Baird
Notary Public

MY COMMISSION EXPIRES: 7/29/07

(AFFIX SEAL)

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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 NUMBER
Farrok H. Daraei	Wells Fargo Home Mortgage	Map: 162-16-E-25.00 CO
(NAME) 617 Bell Trace Circle	(NAME) P. O. Box 10304	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Des Moines, IA 50306	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, DENNIS R. HOLT AND WIFE, BARBARA LYNN HOLT, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto FARROK H. DARAEI, 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:

Land in Davidson County, Tennessee, being all of Lot No. 52, on the Plan of Section One, Bell Crest, Planned Unit Development, as shown by plat appearing of record in Plat Book 7900, Page 753, 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 Dennis R. Holt and wife, Barbara Lynn Holt by Warranty Deed of record in Book 9712, Page 683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 9408, Page 320, Book 9613, Page 208 and Book 9892, Page 927; By-Laws of record in Book 9421, Page 454; A Perpetual Non-Exclusive Easement for ingress and egress granted to Albar Building Industries of record in Book 4984, Page 569; Deeds of Conveyance of Sewer Lines of record in Book 5020, Page 739, Book 5025, Page 614, Book 5287, Page 976 and in Book 5287, Page 979; Storm Water Detention Agreement of record in Book 6145, Page 226, Book 9402, Page 657 and in Book 9771, Page 565; Deed of Conveyance of Sewer Lines of record in Book 6303, Page 595; All matters shown on the Boundary Plat of record in Plat Book 5200, Page 609; and, any and all matters shown on plat of record in Plat Book 7900, Page 753; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 617 Bell Trace Circle, 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES 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 Grantees 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 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 our hands this 15th day of September, 2003.

Dennis R. Holt
Dennis R. Holt

Barbara Lynn Holt
Barbara Lynn Holt

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Dennis R. Holt and wife, Barbara Lynn Holt 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 15th day of September, 2003.

Eileen Strange

Notary Public

My Commission Expires:

(SEAL)

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2006

Mail After Recording To:

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