#6413 Box 13

WARRANTY DEED

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

My Commission Expires November 21, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramazan M. Babiry	GMAC Mortgage Corporation	147-10-206
(NAME)	(NAME)	
554 Adamwood Drive	6 Cadillac Drive Suite 150	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Brentwood, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, James H. Mayberry Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ramazan M. Babiry, married 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 Lot No. 19 on the Plan of Parkview Estates, Section II of record in Plat Book 3700, Page 87, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Beginning on the west margin of Adamwood Drive at the corner of Lots 18 and 19; thence south with said Drive, 84.33 feet to a monument; thence around a curve, southwesterly 36.88 feet to a monument in the north margin of Bonerwood Drive; thence with said Drive, around a slight curve, westerly 91 feet to a monument; thence leaving said Drive, northerly 135.25 feet to the corner of Lots 18 and 19; thence east with the line of said lots 161.4 feet to the beginning.

Being the same property conveyed to James H. Mayberry, Jr. And wife, Phyllis D. Mayberry, by deed of record in Book 5187, Page 692, Register's Office for Davidson County, Tennessee. Phyllis D. Mayberry having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of James H. Mayberry, Jr. by Donna Renee Warren as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. *, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 554 Adamwood Drive, Nashville, TN 37211
(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.

*20031104-0161824

Davidson County DEEDWARR
Recvd: 11/04/03 14:34 2pgs
Fees:13.00 Taxes:466.20

20031104-0161825

Witness my/our hand(s) this 4th day of September, 2003.

James H. Mayberry Jr.
By: Donna Renee Warren,
Atty in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 4th day of September, 2003, before me personally appeared Donna Renee Warren, the person who executed the foregoing instrument on behalf of James H. Mayberry, Jr. and who acknowledged that she executed the same as the free act and deed of the said James H. Mayberry, Jr., through Power of Attorney granted her by the said James H. Mayberry, Jr.

Witness my hand and official seal at Nashville, Tennessee this 4th day of September, 2003.

Commission expires: ~~May 28, 2006~~

Notary Public

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

My Commission Expires
November 21, 2006