Davidson County DEEDWARR
Recvd: 01/12/04 09:49 2pgs
Fees:13.00 Taxes:591.63
20040112-0004347

ADDRESS NEW OWNER and
SEND TAX BILLS:
SARAH B. NICHOLS
1104 Silver Leaf Terrace
Nashville, TN 37221

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
141 - 15 - C - 84

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, FAQIR S. BAGI and wife, SUKHWINDER K. BAGI, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to SARAH B. NICHOLS, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Rolling River Estates, Phase VII, as of record in Book 5800, Page 86, 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 Faqir S. Bagi and wife, Sukhwinder K. Bagi by deed dated February 26, 1983 of record in Book 6013, Page 46, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1104 Silver Leaf Terrace, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 05 day of January, 2004.

Fagir S. Bagi
FAQIR S. BAGI

Sukhwinder K. Bagi
SUKHWINDER K. BAGI

STATE OF Maryland

COUNTY OF Montgomery

Personally appeared before me, the undersigned Notary Public of said county, FAQIR S. BAGI and wife, SUKHWINDER K. BAGI, 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 5th day of January, 2004.

JOSH KATZ NOTARY PUBLIC MONTGOMERY COUNTY, MD

NOTARY PUBLIC

My Commission Expires:

Aug. 16th, 2006

JOSH KATZ
Notary Public, State of Maryland
My Commission Expires Aug. 16, 2006

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $159,900.00.

FSB

Sarah B. Nichols
AFFIANT

Subscribed to and sworn before me, this the 6 day of January, 2004.

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

NOTARY PUBLIC

My Commission Expires:

10/24/05

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