WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/04 14:11 2 pgs
Fees:13.00 Taxes:109.15

20040210-0016074

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: September 17, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title And Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rahim Omer	Owner	**176-5 12**
(NAME)	(NAME)	
4929 Hickory Woods East		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(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, **Allen Earps**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rahim Omer**, 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. **87** on the Plan of **Hickory Woods Estates**, Section 1 of record in Plat Book **6900**, Page **510**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Allen Earps** by deed of record in Instrument 20030623-0086421, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This instrument is executed on behalf of Allen Earps by Ricky Earps as Allen Earps Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20040210-0016073, in the Register's Office for **Davidson** County, Tennessee.

unimproved ☒

This is improved ☐ property, known as **4929 Hickory Woods East, 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 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 9th day of February, 2004.

Allen Earps By Ricky Earps
Attorney in fact

Allen Earps

State of Tennessee County of Davidson

On this 9th day of Febuary, 2004 before me personally appeared Ricky Earps, the person who executed the foregoing instrument on behalf of Allen Earps, and acknowledged that Ricky Earps executed the same as the free act and deed of the said Allen Earps, through Power of Attorney granted Ricky Earps, by the said Allen Earps.

Angela M. Lake
Notary Public

Commission Expires: ~~09/17/07~~ 1-25-2006

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.