McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,068,000.00

Affiant

Subscribed and sworn to before me, this 9th day of February, 2004.

Notary Public

My commission expires: 8-14-05

Davidson County DEEDWARR
Recvd: 02/13/04 08:44 2pgs
Fees:13.00 Taxes:3951.60
20040213-0017204

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Deborah Nave	**National City Mortgage Company**	**131-08-0-E-009.00CO**
2408 Nolensville Road	**P.O. Box 1024**	
Nashville, TN 37211	**Dayton, Ohio 45401-1024**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mark Sarmadi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deborah Nave

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, described as follows:

Being Lot number 9 on the Plan of Glendower subdivision of record in Plat Book 6250, page 927, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property purchased by Mark Sarmadi, an unmarried person, by and evidenced by an Order Confirming Auction Sale and Decree Divesting Title in Real Property, from Margaret C. Reese, also known as Evelyn C. Reese, and Linda L. Reese by Court Order of Honorable Frank G. Clement, dated December 20, 2002, of record in Instrument No. 20030520-0068610, Register's Office for Davidson County, Tennessee, dated March 8, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 6250, page 927, Register's Office for DAVIDSON County, Tennessee.
2. Restrictive covenants contained in an instrument of record in Book 6661, page 663 and Book 6865, page 738, Register's Office for DAVIDSON County, Tennessee.
3. All other easements and restrictions of record in said Register's Office.
4. Any and all visible easements lying on or across the property.

This is improved (X) unimproved (____) property known as 108 Glendower Court, Nashville, TN 37204.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Mark Sarmadi

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Mark Sarmadi, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2004.

Notary Public

My Commission Expires:

