Davidson County DEEDWARR
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Fees:13.00 Taxes:443.63

20040301-0022812

# Warranty Deed

*This Instrument Prepared By:*
**Marbut Glenn Gaston, Jr., Attorney at Law**
**2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143**

**Old Republic Title: Owner's Title Number:** _____

| Name & Address of Property Owner: | Send Tax Bills To: | Map & Parcel Numbers: |
|---|---|---|
| Hekmat A. Mustafa etux | Bank of The South | Map: 132-16 |
| 639 Elysian Fields Rd. | 2745 N. Mt. Juliet Road | Parcel: 054.00 |
| Nashville, TN 37211 | Mt. Juliet, TN 37122 | 6DU-19760 |

**For and in Consideration** of the sum of $ 119,900.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Jack Nguyen and Bao Nguyen, as tenants in common with the right of survivorship

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Hekmat A. Mustafa and Iwaz M. Barwari, Husband and Wife

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 860** on the plan of **Caldwell Hall, Section 13**, as of record at **Plat Book 3300, page 66**, Register's Office for said County, and to which plat reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 8338, page 582**, in said Register's Office, and the above description is the same as appears therein.

**This conveyance is subject to** current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:
Restrictive Covenants of record at Book 3400, page 226 as amended at Book 3435, page 357 and Book 3502, page 555 and the limitations shown on said plan at Plat Book 3300, page 66, all said Register's Office.

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This is ~~unimproved~~ improved property known as: 639 Elysian Fields Rd., Nashville, TN 37211
{unimproved / improved}

**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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 25th day of February, 20 04

Jack Nguyen

Bao Nguyen

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

The actual value or consideration, whichever is greater, for this transfer is $ 119,900.00

Shelby V. Street, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 02-26-2004.

My Commission Expires: 1/24/

Notary Public

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Jack Nguyen and Bao Nguyen

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on February 25, 2004.

My Commission Expires: 09-22-2007

Notary Public

**STATE OF TENNESSEE:**
**COUNTY OF** _____ :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____ self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public

mggaston:clsdocs.warrantydeed