2nd
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/04 16:01 2pgs
Fees:13.00 Taxes:645.65

20040401-0036988

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$174,500.00**

Affiant

Subscribed and sworn to before me this 23 day of March, 2004

NOTARY PUBLIC

Notary Public
My Commission Expires April 24, 2006 (Affix Seal)

ANDREW H. MARTIN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brian K. Brockway	SAME	098 -05-0-A-102.00 CO
5665 Chestnutwood Trail		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sadrudin Gangji**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brian K. Brockway and Carrie Brockway, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 85 on the plan of Section 4, Hampton Hall, of record in Book 11700, page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sadrudin Gangji, by deed from Andrew W. Wolford and wife, Susan S. Wolford, on September 12, 2003, of record in Instrument Number 20030919-0139146, and re-recorded in Instrument Number 20031107-0163913, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 11700, page 2, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10278, page 257; and Book 10301, page 184; and Book 10444, page 460; and Book 10640, page 947, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 10420, page 359; and Book 11577, page 620, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Book 9700, page 216, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5665 Chestnutwood Trail, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 23, 2004.

Sadrudin Gangji

BY: By Atty in fact.
Arash Gangji, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Arash Gangji, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Sadrudin Gangji , the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Sadrudin Gangji , the bargainor(s), by the said Arash Gangji as Attorney-in-Fact.

WITNESS my hand and seal this 23rd day of March, 2004.

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC My Commission Expires: 8/2/06