Davidson County DEEDWARR
Recvd: 05/13/04 13:34 2pgs
Fees:13.00 Taxes:555.00

20040513-0056112

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

DEDRA THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 7th day of May, 2004.

Notary Public
My commission expires: 1/29/05

02-0403-43054

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen Will Rogers	First Franklin Financial	128/14/0/162
8037 Sawyer Brown Road	112 Town Park Dr. Ste G150	
Nashville TN 37221	Kennesaw, GA 30144	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Afshin Abedi and wife, Leila Abedi, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karen Will Rogers, hereinafter called the Grantees, their successors 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. 58, on the Plan of Stacy Square, Section 2, of record in Plat Book 4175, Page 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Afshin Abedi and Leila Abedi, husband and wife by deed from John T. Clark and wife, Mary J. Clark dated 11/22/1996 and recorded 11/26/1996 in Book 10271, Page 798, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8037 Sawyer Brown Road, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of April, 2004.

Afshin Abedi

Leila Abedi

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Afshin Abedi and Leila Abedi, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Rockville, MD, this 28 day of April, 2004.

Tina Posada
Notary Public



My Commission expires

TINA POSADA
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 17, 2005