Davidson County DEEDWARR
Recvd: 05/27/04 10:05 2pgs
Fees:13.00 Taxes:166.50
20040527-0062417

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Parviz Youssefi**
Address **5133 W. Oak Highland Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **NEW OWNER**
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00. Adrian E. Hutchison and Mary A. Hutchison, Husband and Wife** have this day bargained and sold, and do hereby transfer and convey unto **Parviz Youssefi and Deanne C. Youssefi, Husband and Wife, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Miro Meadows Subdivision, 1st Addition, of record in Plat Book 1424, page 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Adrian E. Hutchison, unmarried, by deed from Shirley L. Hutchison, unmarried, of record in Book 9144, page 171, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 120-01-77

This is improved property known as: 1198 Vultee Blvd., Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **our** hands this **4th** day of **May, 2004**.

Adrian E. Hutchison _____

Adrian E. Hutchison

Mary A. Hutchison _____

Mary A. Hutchison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Adrian E. Hutchison and Mary A. Hutchison** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **4th** day of **May, 2004**.

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$45,000.00**

Affiant Parviz Goussefi

Subscribed and sworn to before me, this the 4th day of May,2004.

My commission expires: 06/18/05

C.M. Corrin
Notary Public - Register

