Davidson County DEEDWARR
Recvd: 07/06/04 12:02 2pgs
Fees:13.00 Taxes:436.23

20040706-0079893

LEE SAVARIO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$117,900.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2004.

Notary Public

My commission expires: 3-31-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Saleem K. Ismaili	**Volunteer Trust Mortgage Corporation**	**172-08-0-A 078.00-CO**
1440 Hunters Branch Road	**301 S Perimeter Park Drive, Suite 125**	
Antioch, TN 37013	**Nashville, TN 37211**	

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

Dennis D. Smithson and wife, Mary A. Smithson

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

Saleem K. Ismaili and wife, Fatima Ismaili

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, TN, being Lot No. 78 on the Plan of Section Two-A, Hunters Branch, of record in Book 6250, Page 819, and amended in Book 6815, Page 77, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dennis D. Smithson and wife, Mary A. Smithson by deed from Trudy Bledsoe of record in Book 8971, Page 169, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X_) Unimproved (____) property, known as **1440 Hunters Branch Road, Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is 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 GRANTEE, his 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 28th day of May, 2004.

Dennis D. Smithson

Mary A. Smithson

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,900

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF July 20 04

Deputy Register

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dennis D. Smithson and wife, Mary A. Smithson,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **28th** day of **May, 2004.**

Robin S. Edwards
Notary Public

My Commission Expires: 3/28/07

ROBIN S. EDWARDS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN