# WARRANTY DEED

B-KMG-04-6708

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

X _____
Affiant

Subscribed and sworn to before me, this 22nd DAY OF July, 2004.

_____
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Layne E. Dombrosky | Michigan Fidelity Acceptance | |
| 6708 Upton Lane | (NAME) 25800 Northwestern Highway, Suite 875 | 102-7-127 |
| (ADDRESS) Nashville, Tennessee 37220 | (ADDRESS) Southfield, MI 48075 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NASSAN M. ESLAMI MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAYNE E. DOMBROSKY A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 42 on the plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for said County.

Said Lot No. 42 front 70 feet on the southerly side of Upton Ln. and extends back 131.60 feet on the westerly line and 131.50 feet on the easterly line to a dead line in the rear, measuring 70.0 feet thereon.

Being the same property conveyed to Hassan M. Eslami by Deed dated July 23, 1986 and filed for record on July 25, 1996 in Book 6928, Page 547, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 4065, Page 67 and Book 4142, Page 166, Register's Office of said County.

This conveyance is subject to any and all restrictions and easements as shown of record.

unimproved ( )
This is improved ( X ) property, known as 6708 Upton Lane, Nashville, Tennessee 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), 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/our hand(s) this 22nd day of July, 2004.

X _____
Nassan M. Eslami

X Heshmat Eslami

Davidson County DEEDWARR
Recvd: 07/28/04 09:05 2pgs
Fees:13.00 Taxes:431.05

20040728-0090002

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, and Ikshmat Ghalamch the undersigned, a Notary Public in and for said County and State, Nassan M. Eslami, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 22nd day of July, 2004.

Notary Public

My Commission Expires:

(SEAL)

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

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H.G