WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/04 15:30 2pgs
Fees:13.00 Taxes:592.00

20040812-0097732

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
~~30xkx~~ 6th DAY OF ~~xxxkx~~ August 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bakhtiar Hawramy (NAME)	New Owner (NAME)	MAP 102-11
(ADDRESS)	558 Annex Ave (ADDRESS)	PARCEL 44
(CITY) (STATE) (ZIP)	Nashville TN 37209 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Estate of Evelyn B. Dobbs, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bakhtiar Hawramy a[redacted], unmarried
BH

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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 159 on the Plan of Horton Heights, Section III, as of record in Book 2133, page 29, Register's Office for said County.

Said Lot No. 159 fronts 116.0 feet on the southerly side of Charlotte Pike and extends back between parallel lines 350.0 feet on either side to a dead line in the rear, on which it measures 116.0 feet.

Being the same property conveyed to Palmer F. Dobbs and wife, Evelyn B. Dobbs by deed from Clarence F. Roberts, Jr. and wife, Hazel M. Roberts of record in Book 2284, page 497, Register's Office for Davidson County, Tennessee. The said Palmer F. Dobbs having predeceased Evelyn B. Dobbs and she having since died and Sandra D. Davis and Palmer Kevin Dobbs having been appointed Co-Executors of her Estate by the Probate Court for Davidson County, Tennessee Probate No. 03P1907.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2133, page 29, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 6721 Charlotte Pike, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand S. this 30th day of July, 2004

The Estate of Evelyn B. Dobbs, deceased
By: Sandra D. Davis
Sandra D. Davis, Co-Executor
By: Palmer Kevin Dobbs
Palmer Kevin Dobbs, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Palmer Kevin Dobbs, Co-Executor

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of August, 2004.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

STATE OF FLORIDA
COUNTY OF St. Johns

On July 30, 2004 before me personally appeared Sandra D. Davis to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed. Witness my hand and official seal.

My Commission Expires:

June 20, 2008

Kathleen M. Esposito
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
KATHLEEN M. ESPOSITO
MY COMMISSION # DD 330442
EXPIRES: June 20, 2008
Bonded Thru Budget Notary Services

LEGAL DESCRIPTION CONTINUATION

The legal description s the same as the previous deed of record.

Return to: B-4188

Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027