RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43224

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/04 14:10 2pgs
Fees:13.00 Taxes:328.93

20040826-0103500

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly L. Lockridge	GMAC Mortgage Corporation	83-7-98
924 Riverside Drive	6 Cadillac Drive, Ste. 150	
Nashville, TN, 37206	Brentwood, TN 37027	

FOR AND IN 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, I/WE,

David Sharifi, married*

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

Kelly L. Lockridge, a single woman

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, Tennessee, being parts of Lots 56 and 57 on the map of Robert E. Powers Land, as of record in Book 421, page 56, Register's Office for said County, and described according to a copy of a survey thereof made by Geo W. Watkins, surveyor, August 23, 1949, as follows: Beginning at a point in the Westerly margin of Riverside Drive, 23 feet North of the corner of Lots 56 and 57; thence Westerly crossing the line between said lots at 71.0 feet a total distance of 215.5 feet to a point in the rear line of Lot Number 57 in the East line of the right of way of L & N Railroad, which point is 46.3 feet South of corner of Lots Number 56 and 57; thence Southerly 15.7 feet to an iron pin at the Southwest corner of Lot Number 57; thence with the South line of said Lot Number 57 Easterly 227 feet to the Westerly margin of Riverside Drive; thence with the margin of same, Northerly 85 feet to the Point of Beginning.

Being the same property conveyed to David Sharifi by deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No.: 20020213-0019092, Register's Office for Davidson County, Tennessee.

***This is investment property and is not the residence of Grantor nor any spouse of Grantor.**

Unimproved ( )
This is improved (X) property known as 924 Riverside Drive, Nashville, TN 37206

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 my/our hand(s) this 19th day of August, 2004

X _____
David Sharifi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named David Sharifi, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 2004.

Notary Public

My Commission Expires: 3/25/06