WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/04 12:19 2pgs
Fees:13.00 Taxes:547.60
20041102-0131580

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

OWNER:
Name **Shannon B. Erwin**
Address **304 Radnor Street**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO:
Name **Centex Home Equity Company LLC**
Address **350 Highland Drive**
City/State/Zip **Lewisville, Texas 75067**

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Pamela M. Kiani f/k/a Pamela M. King and Saeid Kiani, Wife and Husband** has this day bargained and sold, and does hereby transfer and convey unto **Shannon B. Erwin, An Unmarried Woman, her** 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. 51 on the Plan of Pleasant View Subdivision, of record in Plat Book 421, page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Pamela M. King, an unmarried woman, by Warranty Deed from Thomas F. Coates, unmarried, of record in Instrument No. 200001180005567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 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: Map 119 Group 14 Parcel 274

This is improved property known as: 304 Radnor Street, Nashville, TN 37211.

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 **my** hand this **29th** day of **October, 2004**.

Pamela M Kiani
Pamela M. Kiani

Saeid Kiani

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Pamela M. Kiani and Saeid Kiani** 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 **29th** day of **October, 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 **$148,000.00**

Affiant _____

Subscribed and sworn to before me, this the 29th day of October,2004.

My commission expires: 06/18/05

_____
Notary Public - Register

