Box 13 # 8975

WARRANTY DEED

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2004

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynette Rhodes	Olympus Mortgage Co.	87-9-18
(NAME)	(NAME)	
3251 San Thomas Dr.	600 City Parkway West Suite 800	
(ADDRESS)	(ADDRESS)	
Oceanside CA. 92056	Orange CA. 92868	
(CITY) (STATE) (ZIP)	(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, Eshagh Shehniyilagh, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynette Rhodes, 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 Lot No. 181 on the Plan of Valley Grove Subdivision, Section 9, as of record in Plat Book 5200, Page 605, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Eshagh Shehniyilagh, unmarried, by Warranty Deed dated September 24, 1992, from Patrick C. Meagher and wife, Lucile G. Meagher, of record in Book 8740, Page 183, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Eshagh Shehniyilagh by Hassan Kavari as Eshagh Shehniyilagh Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number * 20041208-0146537, in the Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 12/08/04 14:33 2pgs
Fees:13.00 Taxes:292.30

20041208-0146538

unimproved ☐

This is improved ☒ property, known as 4561-4563 Brooke Valley Drive, Hermitage, TN 37076

(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 my hand this 22nd day of November, 2004.

Eshagh Shehniyilagh
By: Hassan Kavari as Attorney-in-Fact

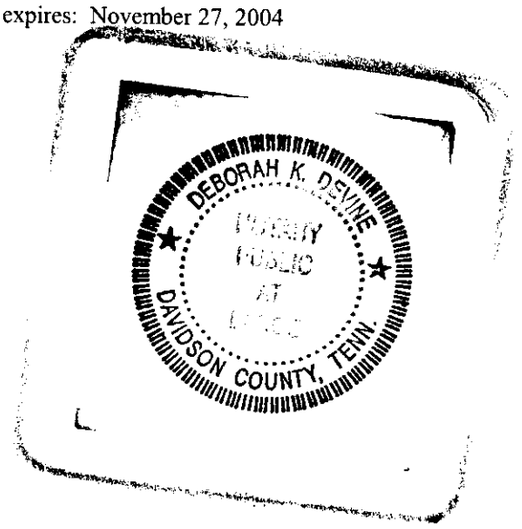
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of November, 2004, before me personally appeared Hassan Kavari, the person who executed the foregoing instrument on behalf of Eshagh Shehniyilagh, and acknowledged that he executed the same as the free act and deed of the said Eshagh Shehniyilagh, through Power of Attorney granted Hassan Kavari by the said Eshagh Shehniyilagh.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of November, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public