Davidson County DEEDWARR
Recvd: 02/03/05 14:17 2 pgs
Fees:13.00 Taxes:475.45

20050203-0012912

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN00403

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of January, 2005.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shiva Safarian **701 Bell Trace Cove** **Antioch, TN 37013**	**Countrywide Home Loans** **750 Old Hickory Blvd.** **Brentwood, TN 37027**	**162-16-0-E-003.00-CO**

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, WE,

Darrell L. Williams and wife, Nikkita L. Williams

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

Shiva Safarian, unmarried

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. 43 on the Plan of Bell Crest, Section One, a Planned Unit Development, as of record in Book 7900, page 753, Register's Office for said County, To which said plan reference is hereby made for a more complete and legal description.

Being the same property conveyed to Darrell L. Williams and wife, Nikkita L. Williams, by Warranty Deed from MCR Development Corporation, dated 5-3-95 and recorded 5-5-95 in Book 9665, page 256, Register's Office for Davidson County, Tennessee.

Subject to Charter of Homeowner's of record in Book 9421, page 454, in the Register's Office of Davidson County, Tennessee.
Subject to Restrictive Covenants of record in Book 9408, page 320 as amended in book 9613, page 20, in the Register's Office of Davidson County, Tennessee.
Subject to PUD Boundary of record in Book 7900, page 719, in the Register's Office of Davidson County, Tennessee.
Subject to Storm Water Detention Agreement of record in Book 9771, page 565, in the Register's Office of Davidson County, Tennessee.
Subject to deeds of Conveyance water and Sewer Mains of record in Book 10131, page 914 & 918, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **701 Bell Trace Cove, Antioch, TN 37013**
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 hands this 31st day of January, 2005.

Darrell L. Williams by David Dantzler, Attorney-in-Fact

Nikkita L. Williams by David Dantzler, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of January , 2005, before me personally appeared **David Dantzler** to me known to be the person who executed the foregoing instrument in behalf of **Darrell L. Williams & Nikkita L. Williams** as **their** Attorney in Fact, and acknowledged that **he** executed the same as the free act and deed of the said **Darrell L. Williams & Nikkita L. Williams**.

Witness my hand and official seal at Brentwood , Tennessee, this 31st day of January, 2005.

My commission expires:

PAMELA B. MATHENEY
STATE OF TENNSEESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

Notary Public