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Davidson County DEEDWARR
Recvd: 02/08/05 15:30 2 pgs
Fees:13.00 Taxes:758.50
20050208-0014846

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Omar M. Merani
Bayan H. Merani
817 Magnolia Ct. E.
Nashville, TN 37221

**SEND TAX BILL:**

World Savings Bank
4101 Wiseman Blvd, Bldg 108
San Antonio, TX 78251

**MORTGAGEE:**
World Savings Bank
4101 Wiseman Blvd, Bldg 108
San Antonio, TX 78251

**MAP AND PARCEL:**
Map 142-11-0-B
Parcel 036.00 CO

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Todd Evans and wife, Christina Evans**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Omar M. Merani and wife, Bayan H. Merani**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Magnolia Place, a Planned Unit Development, as of record in Plat Book 7900, page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Todd Evans and wife, Christina Evans, by deed from Christopher C. Benec and wife, Jennifer Benec, dated November 11, 1998, of record in Book 11213, page 285, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 817 Magnolia Ct. E., Nashville, TN 37221.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 7th day of February, 2005.

Todd Evans

Christina Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Todd Evans and Christina Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 7th day of February, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $205,000.00.

**AFFIANT**

Subscribed and sworn to before me
this 7th day of February, 2005.

**NOTARY PUBLIC**

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009