398

34-B 102

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Affiant

Davidson County DEEDWARR
Recvd: 02/23/05 16:06 2 pgs
Fees:13.00 Taxes:506.90
20050223-0020015

Subscribed and sworn to before me, this 10th day of February, 2005.

Notary Public
My commission expires: 2-3-05

03-0501-32480

Address of New Owner:	Send Tax Bills to:	Tax Information
Newroz Miran	SunTrust Mortgage	134-17-0-071.00
260 Eisenhower Drive	201 4th Ave. N / 7th Floor	
Nashville, TN 37211	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert E. Garrett and wife, June H. Garrett and Robert E. Garrett, Jr., unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Newroz Miran and wife, Jwan Miran, hereinafter called the Grantees, their successors 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. 159, on the Plan of Kenilworth Estates, Section Four, of record in Plat Book 3300, Pages 34, 35, and 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert E. Garrett and wife, June H. Garrett, by deed from Michael Alan Rogers, unmarried, of record in Book 5292, Page 763, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert E. Garrett and wife, June H. Garrett, and Robert E. Garrett, Jr., as tenants in common with right of survivorship by quitclaim deed from Robert E. Garrett and wife, June H. Garrett, of record in Book 9783, Page 710, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 260 Eisenhower Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th day of February, 2005.

Robert E. Garrett

June H. Garrett

Robert E. Garrett, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert E. Garrett, June H. Garrett, and Robert E. Garrett, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 10th day of February, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05