WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/24/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ribar Berwari	Market Street Mortgage Corporation	162-02
(NAME)	(NAME)	
5040 Luker Lane	PO Box 22128	39.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tampa, FL 33622	
(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, **MARY ANN BRYANT, ADMINSTRATOR OF THE ESTATE OF MAXINE ALLEN HAMMER**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RIBAR BERWARI AND ZAHRA MOHAMMAD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 63 on the Plan of Colewood Acres, Section I, as of record in Book 3700, Page 59, 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 Erby L. Hammer and wife, Maxine A. Hammer, by deed from Bill Wheeler Construction Co., Inc., recorded September 15, 1967, in Book 4171, page 247, Register's Office for Davidson County, Tennessee. The said Erby L. Hammer having since passed, leaving Maxine A. Hammer the surviving tenant by the entirety. The said Maxine A. Hammer has since died. Mary Ann Bryant as Administrator of the Estate of Maxine Allen Hammer is authorized to sign this deed of conveyance pursuant to Order in Docket No. 03P-1435, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3700, page 59, said Register's Office; and (c) restrictive covenants of record in Book 4003, Page 11; Book 4158, Page 42; Book 4178, Page 738; Book 4295, Page 696; Book 4451, Page 994; Book 4515, Page 578; Book 5710, Page 137; and Book 5725, Page 540, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5040 Luker Lane, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 05/04/05 11:25 2 pgs
Fees:13.00 Taxes:471.75
20050504-0049912

Witness my hand this 2ND day of MAY, 2005.

The Estate of Maxine Allen Hammer

By: Mary Ann Bryant
Mary Ann Bryant, Adminstrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Mary Ann Bryant, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Administrator of The Estate of Maxine Allen Hammer, and who further acknowledged that she is authorized to execute the within instrument as Administrator of said Estate.

WITNESS my hand and seal this 2ND day of May, 2005.

Notary Public

My commission expires: 