27-A ½

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/05 09:33 2 pgs
Fees:13.00 Taxes:958.30

20050607-0064794

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF May 2005

NOTARY PUBLIC AT LARGE (DAVIDSON COUNTY, TENNESSEE)

Notary Public

MY COMMISSION EXPIRES November 24, 2007

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, #205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew T. Tullos	First Horizon Home Loan Corp.	MAP 155-08-A
(NAME)	(NAME)	
7124 Poplar Creek Trace	5775 E Glenridge Dr., #100	PARCEL 66
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Atlanta, GA 30328	
(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, Siamak Kadivar and husband, Nahid Fathiamirkhiz Kadivar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew T. Tullos and wife, Darlene J. Tullos

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:

BEING Lot No. 66, on the Plan of Poplar Creek Estates, Phase I, of record in Plat Book 6250, Page 647, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Siamak Kadivar and wife, Nahid Fathiamirkhiz a/k/a Nahid Fathizmirkhiz Kadivar, by deed from Mark Wilson Haggard and wife, Debra Jean Haggard, of record in Book 11048, Page 832, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to 2005 taxes, proprated and assumed by the Grantees; all matters as set out on the plan of record in Book 6250, Page 647; Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6662, Page 433, Book 6474, Page 346, as amended in Book 6674, Page 354, Book 6486, Page 587, Book 6486, Page 588, Book 6804, Page 536, Book 6987, Page 966, Book 7270, Page 648, and Book 7360, Page 661, amended and spplemented in Book 7964, Page 33, and Book 9472, Page 824, Register's Office, Davidson County, Tennessee. Subject to the assessment of homeowners association fees, if any. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan

CONTINUED

unimproved ( )
This is improved (X) property, known as 7124 Poplar Creek Trace, Nashville, TN 37221
(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 our hand s this 23rd day of May 2005

Siamak Kadivar

Nahid Fathiamirkhiz Kadivar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Siamak Kadivar and husband, Nahid Fathiamirkhiz Kadivar

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of May 2005.

Commission expires November 24, 2007

Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Government of Nashville/Davidson County, of record in Book 6613, Page 705, said Register's Office.