Davidson County DEEDWARR
Recvd: 06/16/05 10:38 2 pgs
Fees:13.00 Taxes:1043.40

20050616-0068987

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN03862

# WARRANTY DEED

ERIN K. MARTHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of June, 2005.

Notary Public

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 |
|---|---|---|
| **Osman Hekmat**<br>**808 Banbury Way**<br>**Brentwood, TN 37027** | Same | **172-09-0-A-139.00-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,

**Uloma Ikejiani and husband, Afam C. Ikejiani**

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

**Osman Hekmat and wife, Fetemeh Hekmat**

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, TN, Being Lot No. 137 on the Final Plat of Section Four, Banbury Crossing (A Planned Unit Development), of record in Instrument Number 200001140004987 thru 200001140004989, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Uloma Ikejiani, by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., dated 8-15-02 and recorded 8-21-02 in Instrument Number 20020821-0100995, Register's Office for Davidson County, Tennessee and being corrected in Instrument No. 20050616-0068986, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4148, pages 75, 196, 247, 254, 261, 264, and 292, book 4693, page 691, and restrictions in book 10221 page 199, in the Register's Office of Davidson County, Tennessee.

Subject to By Laws of record in Instrument Number 20020610-0070239, in the Register's Office of Davidson County, Tennessee.

Subject to DCCR of record in Book 10369, page 48, in the Register's Office of Davidson County, Tennessee.

Subject to Charter of the Homeowner's Association of record in Book 11187, page 575, in the Register's Office of Davidson County, Tennessee.

Subject to Revised PUD Boundary Plat of record in Book 9700, page 549, in the Register's Office of Davidson County, Tennessee.

Subject to TVA Powerline Easement of record in Book 2438, page 460, in the Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Book 10633, page 330,and Instrument Number 20000111-0004044 in the Register's Office of Davidson County, Tennessee.

**Afam C. Ikejiani, spouse of Uloma Ikejiani, joins in this conveyance only for the purpose of conveying such marital rights, if any, that he may have in said property.**

U.I. / AI 6/10/05

Unimproved ( )
This is improved ( X) property known as **808 Banbury Way, Brentwood, TN 37027**
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 10th day of June, 2005.

Uloma Ikejiani 6/10/05

**Uloma Ikejiani**

Afam C. Ikejiani 6/10/05

**Afam C. Ikejiani**

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 Uloma Ikejiani and husband, Afam C. Ikejiani the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of June, 2005.

SANDI McCLOUD NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

Commission Expires:

Sandi McCloud
Notary Public

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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 _____, 2005.

Commission Expires:_____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON