Name and Address of New Owner:

Brian L. Sterr
5912 Colchester Drive
Hermitage, TN 37076

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
104 East Park Dr., Ste.104
Brentwood, TN 37027
2005050206

STATE OF TENNESSEE
COUNTY OF Davidson

Map & Parcel No.
087-05-0A032.00

The actual consideration or value,

whichever is greater for this

transfer is $134,000.00

After Recording Return To:
Bell's Heraldeer Title Services
204 Rivergate Parkway
Goodlettsville TN 37072

Brian L. Sterr
Affiant

Subscribed and sworn to before me on 06/15/05.

Darlene Short
Notary Public

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires: 11/21/08

Davidson County DEEDWARR
Recvd: 06/21/05 13:14 2 pgs
Fees:13.00 Taxes:495.80
20050621-0071124

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Mohamad Nemazee, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Brian L. Sterr, a single man, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee described to-wit:

Being Lot No. 32 on the Plan of Farmingham Woods, Phase 1, of record in Book 7900, Page 173, amended in Book 7900, Page 228, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mohamad H. Nemazee by Warranty Deed dated 12/10/1997 from Tim W. David and wife, Angela M. Davis of record in Book 10717, page 585, said Register's Office.

Subject to Restrictive Covenants in Book 6755, page 849; Book 8238, page 176; Book 8351, page 533; Book 8423, page 784; re-recorded in Book 8424, page 426; Book 8447, page 635; Agreement in Book 8199, page 852; Conveyances in Book 8245, page 772; Book 8310, page 341 and all matters shown on hte plan of record.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 5912 Colchester Drive, Hermitage, TN 37076.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and binds himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on 06/15/05.

Mohamad Nemazee by Freida Smith AIF
Mohamad Nemazee

By:_____
Freida Smith, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of June, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared Freida Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mohamad Nemazee, by virtue of a power of attorney of even date recorded in Book X, page _____, said Register's Office, and acknowledged that she executed the same as the free act and deed of the said Mohamad Nemazee. # 20050621-0071123

Witness my hand and official seal at Franklin, Tennessee, this the 14tht day of June, 2005.

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires:
SEPTEMBER 30, 2006