Davidson County DEEDWARR
Recvd: 08/25/05 14:37 2 pgs
Fees:13.00 Taxes:362.60

20050825-0101862

WARRANTY DEED

G-FHR-05-1900

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 22, 2008
(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reza Frazmand	Countrywide Home Loans, Inc.	
1900 Richard Jones Road Unit W-6 (ADDRESS)	801 Crescent Center Drive, #510 (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	117-15-0-A 198.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JUNE W. LUTTRULL AND LAWRENCE HOWARD LUTTRELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REZA FRAZMAND, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL NO. 198, BEING UNIT NO. W-6 IN A HORIZONTAL PROPERTY REGIME LOCATED ON THE PLAT OF GREEN HILLS TERRACE OF RECORD IN BOOK 5200, PAGE 64 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5304, PAGE 702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN J. LUTTRULL AND JUNE W. LUTTRULL BY WARRANTY DEED FROM WALTER WILLIAMS, UNMARRIED, RECORDED ON AUGUST 20, 1993 IN BOOK 9053, PAGE 633, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Stephen J. Luttrull having since died testate. Said Last Will and Testament (not probated, copy recorded simultaneously herewith in Instrument Number 20050825.0101860, RODCT), includes real property as part of the Estate and appoints Oma June Wise Luttrull as Executrix of Estate, said Executrix has the power to convey said property per Last Will and Testament. Said Lawrence Howard Luttrull and Oma June Wise Luttrull are the heirs at law of Stephen J. Luttrull and join in this instrument for the purpose of conveying any and all interest in and to said property as established in Affidavit of Heirship recorded simultaneously herewith in Instrument Number 20050825.0101861, Register's Office for Davidson County, Tennessee. June W. Luttrull and Oma June Luttrull are one and the same person.

Listed as Exhibit "A" of Affidavit

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record.

unimproved ( )
This is improved (X) property, known as 1900 Richard Jones Road Unit W-6, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of April, 2005.

June W. Luttrull

June W. Luttrull

Lawrence Howard Luttrell

Oma June Luttrull, Executrix

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid personally appeared the within named Oma June Luttrull with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Executrix of the Estate of Stephen J. Luttrull, the within named bargainor, an Executrix and as such Executrix being authorized to execute the foregoing Instrument on behalf of the estate as such Executrix.
This the 29th day of April 2005.

Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, June W. Luttrull and Lawrence Howard Luttrell, the within named bargainor, 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, this the 29th day of April, 2005.

Notary Public

My Commission Expires:

(SEAL)

LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903