Davidson County DEEDWARR
Recvd: 10/07/05 10:49 2 pg:
Fees:13.00 Taxes:682.65

20051007-0121323

WARRANTY DEED

P-05-639

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TN

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grant A. Higgs	Same	
639 Elysian Fields Road (ADDRESS)	(NAME)	132-16-54
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we HEKMAT MUSTAFA AND IWAZ BARWARI, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GRANT A. HIGGS, AN UNMARRIED MAN, AND LARRY FELTS, A MARRIED MAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land In Davidson County, Tennessee, Being Lot No. 860 on the Plan of Caldwell Hall, Section Thirteen, of record in Book 3300, page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hekmat A. Mustafa and Iwaz M. Barwari, Husband and Wife, by Warranty Deed from Jack Ngyen and Bao Nguyen as tenants in common with right of survivorship, dated February 26, 2004, of record in Instrument No. 20040301-0022812, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 639 Elysian Fields Road, Nashville, Tennessee 37211
(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 my/our hand(s) this 30th day of September, 2005.

Hekmat Mustafa

Iwaz Barwari

STATE OF TENNESSEE

COUNTY OF Williamson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Hekmat Mustafa and Iwaz Barwari, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of September, 2005.

Carol T. Baker
Notary Public

My Commission Expires: 2/15/09

(SEAL)

NOTARY PUBLIC AT LARGE

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800