03

Realty Title 48-A

Davidson County DEEDWARR
Recvd: 04/24/06 08:57 2 pgs
Fees:13.00 Taxes:327.45

20060424-0046288

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/22/2009

(AFFIX SEAL)

P-06-#302

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
Kevin K. Anderson	SELLER'S FINANCIAL GROUP, INC.	
810 Bellevue Rd. #302	2323 21ST AVE. SOUTH, #400	142-6-B-302CO
Nashville, Tennessee 37221	NASHVILLE, TN 37204	
(CITY) (STATE) (ZIP)	(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 ABDULLAH BAMARNI AND WIFE, ZAMRUD BAMARNI, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEVIN K. ANDERSON, and Jennifer Ogg, hereinafter *K. 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 Building No. 57, Unit No. 302, Garage No. 3 on the plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, page 128-130, Register's Office for said County together with all fixtures, appliances, wallcovering, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of reocrd in Book 4834, page 257-312, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, and Book 5269, page 5, Register's Office for Davidson County.

Being the same property conveyed to Abdullah Bamarni and wife, Zamrud Bamarni, by Deed from Peppertree Company, dated February 1, 1983, of record in Book 6027, page 79, 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 810 Bellevue Rd. #302, Nashville, Tennessee 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 my/our hand(s) this 20th day of April, 2006.

Abdullah Bamami

Zamrud Bamarni

STATE OF TENNESSEE

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Abdullah Bamami and wife, Zamrud Bamarni personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of April, 2006.

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