BOX 13
11348

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/06 14:35 2 pgs
Fees:13.00 Taxes:190.55

20060512-0056181

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Jim Hodge Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th Day of April 2006

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Ann B Waddell
Notary Public

MY COMMISSION EXPIRES: November 24, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Brentwood, Inc, 5111 Maryland Way, #200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maziar Jazzabi (NAME)	(NAME)	MAP 98-05-0
5204 Dove Trail (ADDRESS)	Same as new owner (ADDRESS)	PARCEL 175.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jim Hodge, Successor Trustee of Creager Joint Revocable Living Trust Agreement dated December 2, 1994

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maziar Jazzabi, AN UNMARRIED PERSON

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:

BEING Lot No. 12-B, Zone Lot Division of Lot 12, on the Plan of Hunter's Point Subdivision, of record in Plat Book 5200, Page 736, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John R. Creager, Jr. and Fannie B. Creager, Trustees, U/A/D December 2, 1994 Creager Joint Revocable Living Trust Agreement by deed from Nashville Escrow Company, a Tennessee corporation, of record in Instr. No. 20000427-0041677, Register's Office, Davidson County, Tennessee. Mr. & Mrs. Creager having since pasted away, Jim Hodge has been appointed as Successor Trustee as set out in the aforesaid Trust Agreement.

This is the same description as in previous deed of record.

This conveyance is subject 2006 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 5200, page 736 as amended in Book 6200, page 191; Restrivice Covenants of record in Book 3814, page 592, Book 3897, page 925, Book 6207, page 609, Book 6256, page 292, and Book 6279, page 741; any and all easements located on the property; Party wall for use in common with owners of attached and appurtenant improvements; and rights and claims of parties in possession and any leases not of record.

unimproved ( )
This is improved (X) property, known as 5204 Dove Trail, Hermitage, TN 37076
(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 hand this 18th day of April, 2006

Jim Hodge, Successor Trustee of Creager Joint Revocable Living Trust Agreement

By: Jim Hodge TRUSTEE

Jim Hodge, Successor Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jim Hodge and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Successor Trustee and _____ respectively of the Jim Hodge, Successor Trustee of the Creager Trust the within named bargainor, ~~and corporation~~, and that he as such Successor Trustee 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 Jim Hodge as such Successor Trustee ~~, and attesting the same by the said~~ xx as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 18th day of April 2006.

My commission expires November 24, 2007 _____
Notary Public

ANN B. WADDELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN