Davidson County DEEDWARR
Recvd: 08/02/06 09:51 2 pgs
Fees:13.00 Taxes:255.30

20060802-0093783

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Marc Prosser and Sheri Prosser	New Owner	Map 107-5
P.O. Box 24		Parcel 15.00
Hermitage, TN 37076		12689 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Hendrix Ashirifi, a single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Marc Prosser and wife, Sheri Prosser** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 15 on the Plan of Bel-Air, Section I, as of record in Plat Book 2900, pages 27 and 28, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.

Being the same property conveyed to Hendrix Ashirifi and wife, JoAnn Ashirifi by Warranty Deed from Tomas Jiron of record in Instrument Number 199912280307421, said Register's Office for Davidson County, Tennessee. Hendrix Ashirifi and Joann Ashirifi has since been divorced and her interest was conveyed to Hendrix Ashirifi by Final Decree in Eighth Circuit Court, filed December 14, 2005, Case No. 04D-1296.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Any and all matters appearing on the Plat of record in Plat Book 2900, pages 27 and 28, said Register's Office.

This is improved property commonly known as 1928 Dabbs Avenue, Nashville, TN 37217.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $69,000.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2006.

Notary Public

My Commission Expires: 3-31-09

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of July, 2006.

Hendrix Ashirifi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Hendrix Ashirifi with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July, 2006.

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: September 19, 2009

My Commission Expires:_____