WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/06 10:14 2 pgs
Fees:13.00 Taxes:462.50

20061107-0138411

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF OCTOBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-24-09

CONNIE HOOPER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 06-01679 HARDIMAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Zaki Silevani	Same	148-5-12.00
326 Leopole Road		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RUTH N. HARDIMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ZAKI SILEVANI, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 326 Leopole Road, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 23rd day of October, 2006.

Ruth N. Hardiman By Jerry Lynn Hardiman, Attorney in Fact
Ruth N. Hardiman
By: Jerry Lynn Hardiman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 23rd day of October, 2006, before me personally appeared Jerry Lynn Hardiman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Ruth N. Hardiman** and acknowledged that he executed the same as the free act and deed of said **Ruth N. Hardiman**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public_____

My Commission Expires:_____

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 84 ON THE PLAN OF HILLBROOK, SECTION III, OF RECORD IN BOOK 3300, PAGE 84, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 84, WHICH IS A CORNER LOT, FRONTS 105.0 FEET ON THE SOUTHEASTERLY MARGIN OF LEOPOLE ROAD AND FRONTS 88.2 FEET ON THE NORTHEASTERLY MARGIN OF FAULKNER DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.3 FEET, AND EXTENDS BACK 147.7 FEET ON THE SOUTHEASTERLY LINE AND 117.9 FEET ON THE NORTHEASTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. HARDIMAN AND WIFE, RUTH N. HARDIMAN BY WARRANTY DEED FROM DONALD AMICK AND WIFE, PATRICIA ANN AMICK, RECORDED ON THE 5TH DAY OF SEPTEMBER, 1974 IN DEED BOOK 4849, PAGE 638, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JOHN C. HARDIMAN IS NOW DECEASED.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Ruth N. Hardiman pursuant to a power of attorney executed by the same on the, and being filed for in Instrument # 20061107013841O, Register's Office for Davidson County, Tennessee.