Davidson County DEEDWARR
Recvd: 11/20/06 09:15 2 pgs
Fees:13.00 Taxes:525.40
20061120-0143484

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Kooresh David Kavari
1997 Upland Drive
Nashville, TN 37216

MORTGAGEE
Countrywide Home Loans, Inc.
3011 Armory Drive, Suite 120
Nashville, TN 37204

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 73-9, PARCEL 155.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joyce Marie Biggs Nichols and husband, Hugh D. Nichols , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kooresh David Kavari, an unmarried man,** 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. 377 on the plan of Burchwood Gardens, Section Three, as of record in Plat Book 2900, Page 116, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Joyce Marie Biggs Nichols and husband, Hugh D. Nichols by Quit Claim Deed from Monte D. Curry, Trustee, dated February 20, 1980 of record in Book 5570, Page 701, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions as shown on the plan of record in Plat Book 2900, Page 116, Register's Office, Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **1997 Upland Drive, Nashville, TN 37216.**

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.

FILE BOX 45

Witness our hands this 16th day of November, 2006.

Joyce Marie Biggs Nichols

Hugh D. Nichols

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joyce Marie Biggs Nichols and husband, Hugh D. Nichols , the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of November, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Davidson

The actual consideration ~~or~~ value, whichever is greater for this transfer is $142,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of November, 2006.

NOTARY PUBLIC

MARIE BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-14-09