Davidson County DEEDWARR
Recvd: 09/14/07 10:58 2 pgs
Fees:13.00 Taxes:560.18

20070914-0110294

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Shwan Maseeky and Safar J. Brifkany 405 Carl Miller Drive Antioch, TN 37013	SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	173-01-0-065.00

FOR AND IN 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, **Jack Taylor, heir at law of John M. Taylor**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Shwan Maseeky and Safar J. Brifkany**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 353 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John M. Taylor, an unmarried man from Paul D. Hurd, unmarried by deed dated 8/22/95 of record in Book 9771, page 38, said Register's Office. John M. Taylor died on or about April 30, 2007 leaving Jack Taylor his heir at law as evidence by Affidavit of Heirship dated September 7, 2007 of record as Instrument No. 20070914 0110293

This is improved property known as: 405 Carl Miller Drive, Antioch, TN 37013

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. Whenever 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 our hands this 7th day of September, 2007.

Jack Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Jack Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 7 day of Sept, 2007.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $151,400.00.

AFFIANT

Subscribed and sworn to before me this 7 day of Sept, 2007.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY