Return To:
File: 100041

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/02/07 12:27 2 pgs
Fees:13.00 Taxes:610.13

20071002-0117299

Warranty Deed

Jennifer Marie Crowell NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires April 19, 2010	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $164900.00. Affiant Subscribed and sworn to before me, this the 28th day of September, 2007. Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sepideh Shokouhi	Market Street Mortgage Corp.	Map: 104-1
304 Chamberlin Street	6040 Camp Bowie Blvd., Ste 26	Parcel: 60
Nashville, TN 37209	Fort Worth, TX 76116	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFFREY S. BROCK, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEPIDEH SHOKOUHI, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 of Block 26 on the Plan of the Subdivision of Plummer Place and part of Block Nos. 3, 8, 13, 18, and 23 in Charlotte Park 2nd Addition to Nashville, as of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey S. Brock, by Deed from Michael F. Perkerson and wife, Dawn K. Perkerson, of record in Book 8941, Page 913, Register's Office for Davidson County, Tennessee, dated May 5, 1993.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 304 Chamberlin Street, Nashville, TN 37209.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of September, 2007.

Jeffrey S. Brock

Joan Del Brock, spouse of Jeffrey S. Brock, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Joan Del Brock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey S. Brock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of September, 2007.

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joan Del Brock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of September, 2007.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY