Davidson County DEEDWARR
Recvd: 10/31/07 11:21 2 pgs
Fees:13.00 Taxes:493.95

20071031-0128312

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45501

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00.

Debbie Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2007.

Julia A. Hirt
Notary Public

MY COMMISSION EXPIRES: 9.17.2011

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret E. Wymer	Countrywide Bank	75-7-141
4363 Baton Rouge Drive	3011 Armory Drive, # 120	
Hermitage, TN, 37076	Nashville, TN 37204	

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, I/WE,

David Sharifi, Married

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

Margaret E. Wymer and husband Roger L. Wymer, Jr. meew RLW

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. 100 on the Plan of Highlands of Tulip Grove, Section 3-A, as of record in Plat Book 5210, Page 229, 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 David Sharifi, an unmarried man, by deed from Tom Peterson and wife, Diane Peterson and Lisa Peterson Haag and Troy Haag, as Joint Tenants with Rights of Survivorship, a one-half undivided interest each, of record in Instrument Number 20010809-0085854, Register's Office for Davidson County, Tennessee. This is investment property and not the residence of Grantor nor any spouse of his.

This property is conveyed subject to any and all easements, restrictive covenants and any other documents of record.

Unimproved ( )
This is improved (X) property known as 4363 Baton Rouge Drive, Hermitage, TN 37076

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.

Witness ___my/our____ hand(s)_____this 29th day of October, 2007

David Sharifi by Vernice M. Bryan AIF
David Sharifi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of October, 2007, personally appeared Vernice M. Bryan to me known to be the person who executed the foregoing instrument on behalf of David Sharifi as Attorney- in - Fact, and acknowledged that Vernice M. Bryan executed the same as the free act and deed of the said David Sharifi.

Witness my hand and official seal this 29th day of October, 2007.

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010