BILL GARRETT, Davidson County
Trans: T20090027712 DEEDWARR
Recvd: 04/28/09 10:24 2 pgs
Fees: 13.00 Taxes: 386.65
20090428-0038176

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45968

WARRANTY DEED

LYNDA KAYE JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/23/2010

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
Michael C. Gaffney, unmarried	Countrywide Bank FSB	09508000200
245 McGavock Pike	750 Old Hickory Blvd., #180	
Nashville, TN, 37214	Brntwood, TN 37027	

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

Michael C. Gaffney, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 122 on the Map of Eva-Mor Heights, Section Two, as of record in Book 1835, page 30, Register's Office for said County. Said Lot No. 122 fronts 65 feet on the easterly side of McGavock Pike and runs back between parallel lines 195 feet to a dead line.

Being the same property conveyed to David Sharifi, Unmarried, by deed from Susan Gail Leary and Marcia Lu Anne Davidson Holder, Devisees under the Will of Georgia M. Smith probated in Case No.: 01P-1179, Davidson County, Tennessee, of record in Instrument Number 20020924-0116615, Register's Office for Davidson County, Tennessee.

This is investment property and not the residence of Grantor nor any spouse of his.

Unimproved ( )
This is improved (X) property known as 245 McGavock Pike, Nashville, TN 37214

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 24th day of April, 2009

DAVID SHARIFI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named David Sharifi, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24TH day of April, 2009

Janet S. Davis
Notary Public

My Commission Expires: 5-8-2012

