Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nasrin Kafifarashah 7184 Legacy Drive Antioch, TN 37013	PrimeLending, A Plains Capital Co., 18111 Preston Rd.,#900 Dallas, TX 75252	182-06-0-A-093.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $159,900.00

BILL GARRETT, Davidson County
Trans:T20100011729 DEEDWARR
Recvd: 03/01/10 09:28 3 pgs
Fees:18.00 Taxes:591.63
20100301-0015169

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2010.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

Notary Public

My Commission Expires: 7-20-2011
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Gary R. Pomeroy and wife, Leslea Garner, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Nasrin Kafifarashah, an unmarried woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 93 on the Plan of Section One, Old Hickory Hills, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Gary R. Pomeroy, by Warranty Deed from Greenvale Construction, LLC, dated August 29, 2002, of record in Instrument No.20020909-0109146, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Leslea Garner, by Gary R. Pomeroy pursuant to a Power of Attorney executed by Leslea Garner on 02-26-2010, of record in Instrument No. 20100301-0015168, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

Leslea Garner joins in this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **7184 Legacy Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the afore described Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of **February, 2010.**

GRANTOR(S)

Gary R. Pomeroy

Leslea Garner
By: Gary R. Pomeroy, her Attorney in Fact Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Gary R. Pomeroy** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **26th** day of **February, 2010.**

Notary Public

My Commission Expires:
7-20-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Gary R. Pomeroy** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Leslea Garner,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **26th** day of **February, 2010.**

Notary Public

My Commission Expires: 7-20-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

EXHIBIT "A"
To
Warranty Deed

FROM: Gary R. Pomeroy and wife, Leslea Garner

TO: Nasrin Kafifarashah, an unmarried woman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Gary R. Pomeroy, Affiant

Sworn to and subscribed before me this 26th day of February, 2010.

Notary Public

My Commission Expires: 7-20-2014

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY