This Instrument Prepared By:Daniel P. Niznik,Attorney,American Title Company,Inc.,831 Wren Road,Goodlettsville,Tennessee 37072

Prepared by information provided by the parties and no guarantee of accuracy is given by the preparer

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| | Fred A. Maynard (NAME) | Map 086-02 |
| 7018 Panama Drive (STREET ADDRESS OR ROUTE NUMBER) | 900 Hamblin Drive (STREET ADDRESS) | Par 104 |
| Hermitage,Tn. 37076 (CITY) (STATE) (ZIP) | Madison,Tn. 37115 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------($10.00)---------- Dollars,

Cash in hand paid,and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,WE

BOOK 9653 PG 816

FRED A. MAYNARD and wife,MARY V. MAYNARD

have this day bargained and sold, and do hereby transfer and convey unto the said KAYOUMARS TAHMASSEBI and wife, KIMBERLY A. TAHMASSEBI

the Grantees hereon, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Being Lot No. 52 on the Plan of Dobson Heights,as of record in Book 2900,Page 113,Register's Office for Davidson County,Tennessee,Said Lot No. 52 fronts 60 feet on the easterly side of Panama Drive and extends back between parallel lines 150.00 feet to a dead line measuring 60 feet thereon.

Being all the same property conveyed to Fred A. Maynard and wife,Mary V. Maynard by deed of record in Book 5160,Page 578,Register's Office for Davidson County,Tennessee.

54596

IDENTIFICATION REFERENCE

95 APR 25 AM 9:53

FEE [illegible] DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54,000.00

Subscribed and sworn to before me this the 24th day of April 19 95

Affiant

My commission expires 11/25/95 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 7018 Panama Drive,Hermitage,Tn. 37076 (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered except for those matters of record.GRANTEES TO PAY 1995 TAXES.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

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 24th day of April, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Fred A. Maynard
FRED A. MAYNARD

Mary V. Maynard
MARY V. MAYNARD

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9653 PG 817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* Fred A. Maynard and wife, Mary V. Maynard, *the within named bargainor* s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Goodlettsville, Tennessee, *this* 24th *day of* April, *19* 95

Notary Public

*Commission expires* 11/25/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19*____

_____ Notary Public

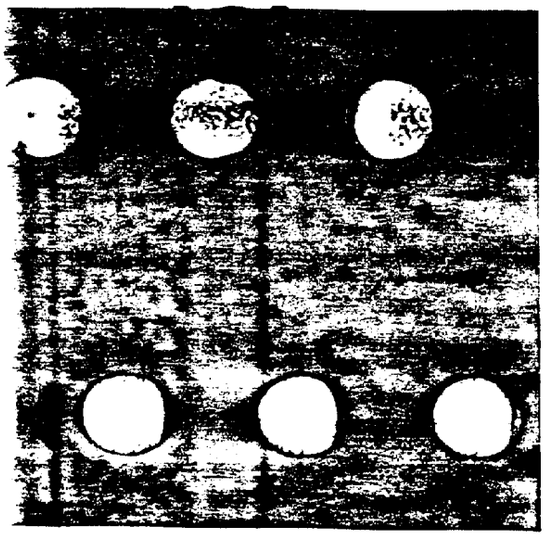
*Commission expires* _____

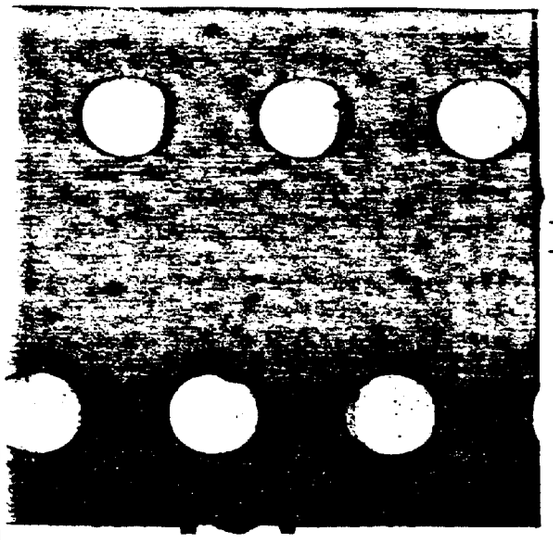
**WARRANTY DEED**

FROM

TO

4211 04/25 0101 03CHECK 219.90





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9653 PG 818

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
TOTAL 219.90
CHECK 219.90

04/25/95 01 09:53 0001 4211

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

54596
IDENTIF. & REFERENCE

95 APR 25 AM 9:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 903661