# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9830 PG 388

**THIS INDENTURE**, made and entered as of the **13th** day of **October, 1995** by and between

**JEFFERY L. CARLSON and JUDY L. CARLSON, HUSBAND AND WIFE** ,

hereinafter referred to as Grantor, and

**HOSSEIN MORADIPOUR and SHAHRAM JIM NIKAHD** ,

hereinafter referred to as Grantee.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 60, ON THE PLAN OF BRIDLE DOWNS, PHASE II, OF RECORD IN BOOK 7900, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO JEFFERY L. CARLSON AND WIFE, JUDY L. CARLSON BY DEED FROM THIRD NATIONAL BANK IN NASHVILLE OF RECORD IN BOOK 9422, PAGE 145, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

**SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.**

and that the title and quiet possession thereto Grantor will warrant and forever defend 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** the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Jeffery L. Carlson By Jaime Smith
JEFFERY L. CARLSON
His Attorney in Fact

Judy L. Carlson By Jaime Smith
JUDY L. CARLSON
Her Attorney in Fact

BOOK 9830 PG 389

**ATTORNEY IN FACT**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, personally appeared JANICE SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JEFFERY L. CARLSON AND WIFE, JUDY L. CARLSON, and acknowledged that he/she executed the same as the free act and deed of said JEFFERY L. CARLSON AND WIFE, JUDY L. CARLSON

Witness my hand, at office, this 13 day of October 1995

Notary Public

My Commission Expires MAY 22, 1998

Commission Expiration:

SANDY KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

---

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**VALUATION AFFIDAVIT**

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$12,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shahram Jim Nikahd
Affiant

Subscribed and sworn to before me this **13th** day of **October, 1995.**

Notary Public

My Commission Expires MAY 22, 1998

Commission Expiration:

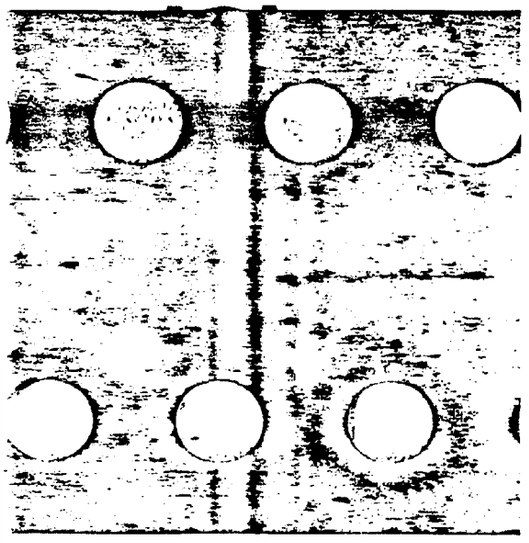
SANDY KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

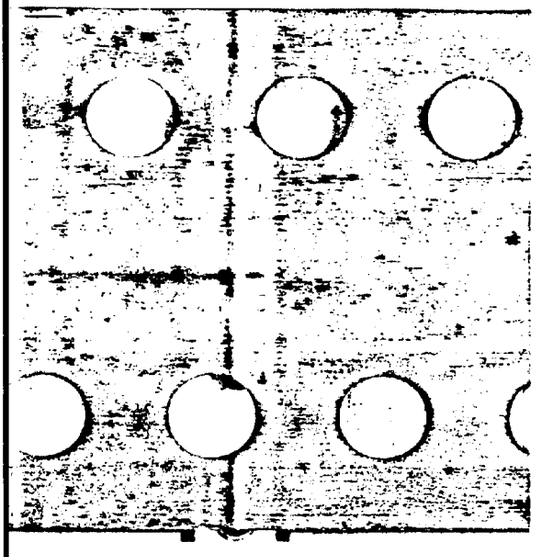
| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| ANDERSON & JORDAN ESCROW CO., INC.<br>2323 CRESTMOOR RD.,<br>NASHVILLE, TN. 37215 | HOSSEIN MORADIPOUR<br>SHAHRAM JIM NIKAHD<br>221 WALKING HORSE HILL<br>NASHVILLE, TN. 37211 | 221 WALKING HORSE HILL<br>NASHVILLE, TN. 37211<br><br>MAP PARCEL NUMBER<br>172-8-B-60CO |

7670 10/17 0101 03CHECK 55.25

95 OCT 17 PM 4:06
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0113035





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 9830 PG 390

| | | |
|---|---|---|
| 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 | 12500.00 |
| CON TX | 46.25 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 55.25 |
| CHECK | 55.25 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7870

0113035
IDENTIFICATION REFERENCE

95 OCT 17 PM 4:06
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

**No.** 966197