BOOK 9842 PG 222

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES: 5-15-99
(AFFIX SEAL)

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mohammad Ali Deihim Panah (NAME) | New Owner (NAME) | 173-4-A-122.00 |
| P.O. Box 623 (ADDRESS) | (ADDRESS) | |
| Shelby, Ohio 44875-0623 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Yazdian Construction, Inc.

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

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, TN, being Lot No. 122 on the Plan of Phase 1, Oak Highlands, of record in Plat Book 6900, Pages 432, 433, 434 & 435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yazdian Construction, Inc. by deed from Azadeh Jafari and husband Zabi Shahosseini of record in Book 9766, Page 874, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7350, Page 24 and re-recorded in Book 7367, Page 587; Easement Book 9487, Page 978; Agreement in Book 7189, Page 379; Quitclaim in Book 7473, Page 697, and all matters shown on the Plan of Record.

011795

95 OCT 30 PM 1:35
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

364.00

This is unimproved ( ) / improved (X) property, known as 5125 West Oak Highlands Drive, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 19th day of October 19 95

Yazdian Construction, Inc.

By: Fred Yazdian,
President

BOOK 9842 PG 223

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Fred Yazdian and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Yazdian Construction, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Fred Yazdian as such President, and attesting the same by the said _____ as such _____.

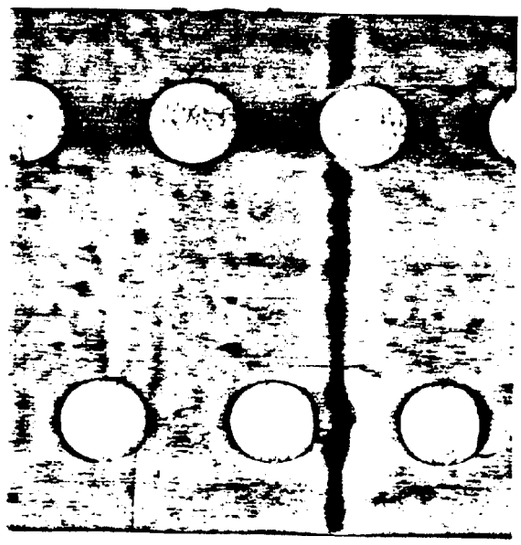
Witness my hand and official seal at office at Brentwood on this the 19th day of October 19 95.

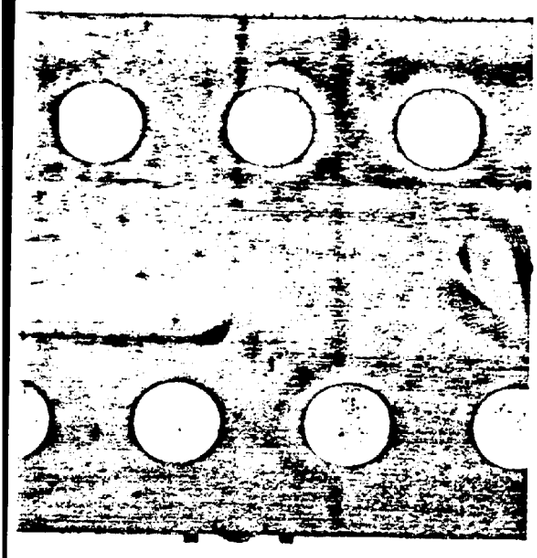
My commission expires 5/16/99

Teresa L. Beard Notary Public

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

My Commission Expires: 5-16-99





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

RECEIVED OF _____

FOR _____

BOOK 9842 PG 224

| | | | | | |
|---|---|---|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

AMT 150000.00
CON TX 555.00
PRFEE 1.00
MISC 8.00
TOTAL 564.00
CHECK 564.00

10/30/95 DL 13:36 0001 2249

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

0117195
IDENTIFICATION REFERENCE

95 OCT 30 PM 1:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 970807