BOOK 10055 PG 505

STATE OF TENNESSEE
COUNTY OF DAVIDSON **FILE BOX 3**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR ~~THIS TRANSFER~~ IS $ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 19 96.

Notary Public

MY COMMISSION EXPIRES: 3-25-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NCASH-96-1944
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohsen Sarfehjoo (NAME)	Mohsen Sarfehjoo (NAME)	MAP 064-09
4101 Old Hickory Boulevard (ADDRESS)	4200 Bayside Lane (ADDRESS)	PARCEL 0070.00
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (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, Ruth E. Arnold, Heirs of the Estate of Edna Mai Estes and Ruthe E. Arnold, Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohsen Sarfehjoo, a single person

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:

Two tracts of land in Davidson County, Tennessee, as follows:

FIRST TRACT: Being a triangular lot on the Map of Hadley Bend City, as of record in Book 421, page 120, Register's Office for said County, bounded as follows:
On the North by Center Street, on the East of Jones Bend Road, and on the West by Broadway.

Being part of the same property conveyed to D.C. Estes and wife, Edna Mai Estes by deed from James Randall Hillin , unmarried of record in Deed Book 2034, page 271, Register's Office for said County.

The said D.C. Estes having since died and the said Edna Mai Estes having since died leaving said property to Ruth E. Arnold, Heir of the Estate of Edna Mai Estes by Last Will and Testament filed for record on January 17, 1996, Docket # 96P-88, Probate Court Clerks Office of Davidson County, Tennessee. The said Ruth E. Arnold appointed Executrix of the Estate of Edna Mai Estes filed for record on January 17, 1996, Docket # 96P-88, Probate Court Clerks Office of Davidson County, Tennessee.

This conveyance is subject to a Lease to the Lamar Corporation dated May 10, 1990, Lease # 10332.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 4101 Old Hickory Boulevard, Old Hickory, Tennessee 37138
(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 16th day of May, 19 96

Ruth E. Arnold

Ruth E. Arnold, Executrix

BOOK 10055 PG 506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth E. Arnold, Heirs of the Estate of Edna Mai Estes and Ruth E. Arnold, Executrix

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of May 19 96

Commission expires 5-23-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

IDENTIFICATION REFERENCE

0183508

97 MAY 21 AM 8:22

REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

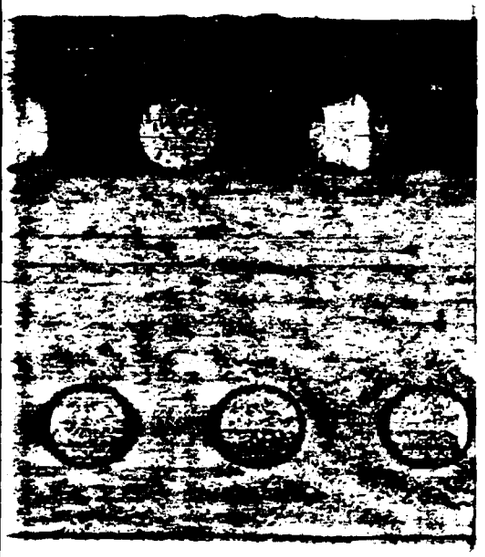
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027





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

RECEIVED OF _____

FOR _____

BOOK 10055 PG 507

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	24000.00
CON TX	98.80
PRFEE	1.00
WDEED	8.00
TOTAL	97.80
CHECK	97.80

05/21/96 01 08:26 0001 3557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183508
IDENTIF. ↑ REFERENCE

95 MAY 21 AM 8:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1041499