| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Kim L. Rounion, Trustee<br>P.O. Box 1949<br>Brentwood, TN 37027 | NEW OWNER | Map 083-010<br>Parcel 453.00 |

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 10149 PG 687

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Hassan Vejdani Jahromi and Mansoor Vejdani Jahromi (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Kim Rounion, Trustee (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Lots 10 thru 13, Granada Place, of record in Book 6200, page 514, Register's Office for said County.

Said Lot No. 13 fronts 145.03 feet on the northwesterly curve of Granada Court and extends back 66.60 feet on the westerly line and 75.72 feet on the northerly line to a dead line in the rear, measuring 30.40 feet thereon.

Being part of the same property conveyed to Hassan Vejdani Jahromi and brother, Mansoor Vejdani Jahromi by Warranty Deed from Oakmont Development Company, a Tennessee corporation of record in Book 7885, Page 307, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1013 Granada Court, Nashville, Tennessee 37206.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

Affiant

Subscribed and sworn to before me this 25th day of July, 1996.

Notary Public

My Commission Expires 1-24-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of July, 1996.

Hassan Vejdani-Jahromi
Hassan Vejdani Jahromi

Mansoor Vejdani
Mansoor Vejdani Jahromi

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hassan Vejdani Jahromi and Mansoor Vejdani Jahromi, the bargainors 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 ~~Nashville~~ Cincinnati, ~~Tennessee~~ Ohio, this 25th day of July, 1996.

Danielle K. Dubocki
NOTARY: KUBOCKI
Notary Public, State of Ohio
My Commission Expires May 8, 2001

My Commission Expires: _____

96 AUG -7 PM 2:31
DAVIDSON COUNTY, TN.

02212288
IDENTIF. & REFERENCE

4581 08/07 0101 CHECK

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

RECEIVED OF _____

FOR _____

BOOK 10149 PG 689

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 35000.00 |
| | | | | CON TX 129.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 138.50 |
| | | | | CHECK 138.50 |
| | | | 08/07/96 01 | 14:36 0001 4581 |

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

021288
IDENTIFICATION REFERENCE

96 AUG -7 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1017188