Box 1

RE-RECORD

BOOK 10513 643

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF

BOOK 10321 PG 523

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,370.00

Hossein Moradi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tech-Wood Builders, Inc.		064-12C203
(NAME) 475 Chesapeak Drive	(NAME) * Owner	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) ,	
(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, MAHTAB GHAFOORIAN KIA AND MAHMOOD GHAFOORIAN KIA AND ZAHRA PARSA GHAFOORIAN KIA, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TECH-WOOD BUILDERS, INC. , 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, Tennessee, being Lot No. 203 on the Plan of Lexington, a Planned Unit Development of record in Plat Book 6250, Page 340 and 341, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ahmad Ghafoorian Kia by deed of record in Book 8061, Page 965. The said Ahmad Ghafoorian Kia having since died leaving as his sole heirs Zahra Parsa Ghafoorian Kia, Mahmood Ghafoorian Kia and Mahtab Ghafoorian Kia . Reference Davidson County Probate #95P 789.

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

This instrument is executed on behalf of Zahra Parsa GhfoorianKia, Mahmood Ghafoorian Kia, and Mahtab Ghafoorian Kia by Mohammad Haj Jaafar, s/o Hossein as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9731, Page268, Book 9731, Page 270, and Book 9731, Page 272, in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 203 Lexington Way, Hermitage, TN 37076

(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 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.

02647 34

97 JAN 16 PM 12:05
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1020 07/03 0101 03CHECK 8.00

5411 01/16 0101 03CHECK 95.47

our hand(s) this. 6th day of January 1997

Zahra Parsa Ghafoorian Kia

Zahra Parsa Ghafoorian Kia by Mohammad Hajjafar ATT-in-Fact

Mahtab Ghafoorian Kia

Mahtab Ghafoorian Kia by Mohammad Hajjafar ATT-in-Fact

Mahmood Ghafoorian Kia

Mahmood Ghafoorian Kia by Mohammad Hajjafar ATT-in

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Mahtab Ghafoorian Kia and Mahmood Ghafoorian Kia and Zahra Parsa Ghafoorian Kia, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 6th day of January, 1997

Commission expires:October 9, 1999

Lori Holloway Notary Public

STATE OF TN
COUNTY OF Davidson

BOOK 10321 PG 524

On this before me personally appeared Mohammad Haj Jaafar, the person who executed the foregoing instrument on behalf of Mahtab Ghafoorian Kia, Mahmood Ghafoorian Kia, and Zahra Parsa Ghafoorian Kia, and acknowledged that he executed the same as the free act and deed of the said Mahtab Ghafoorian Kia, Mahmood Ghafoorian Kia , and Zahra Parsa Ghafoorian Kia, through Power of Attorney granted him, by the said Mahtab Ghafoorian Kia, Mahmood Ghafoorian Kia, and Zahra Parsa Ghafoorian Kia — on 1/6/97.

Lori Holloway
Notary Public

Commission Expires: 10/9/99

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

RE-RECORD

BOOK 10518 PG 644

03231 72

IDENTIF. & REFERENCE

RE-RECORD

97 JUL -3 PM 3:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN