WARRANTY DEED

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 1998.

Victor Hazelwood
Notary Public

MY COMMISSION EXPIRES: 5/26/2002
(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
J.S. Construction Company	owner	**50-6-94**
(NAME)	(NAME)	
9481 Chesapeake Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	,	
(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, **Zahra Parsa Ghafoorian Kia and Mahmood Ghafoorian Kia and Mahtab Ghafoorian Kia**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J.S. Construction Company**, 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 County, Tennessee, being Lot No. 49 on the Plan of Northbrook Subdivision, Phase I, of record in Plat Book 8260, Page 39, 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 8260, Page 39, Register's Office for County, Tennessee. 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 #97P789.

This instrument is executed on behalf of Zahra Parsa Ghfoorian Kia, 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, Page 268, Book 9731, Page 270, Book 9731, Page 272, in the Register's Office for County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **Lot 49, 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.

0484784
IDENTIF. ↑ REFERENCE

98 SEP -4 PM 2:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7462 09/04 0101 03CHECK 77.60

Witness **my/our hand(s)** this **28th day of August, 1998**.

Mahtab Ghafoorian Kia

Mahtab Ghafoorian Kia by Mohammad Hajjafar A.I.F
Mohammad Haj Jaafar, s/o Hossein Attorney-in-fact

Zahra Parsa Ghafoorian Kia

Zahra Parsa Ghafoorian Kia Mohammad Hajjafar A in F.
by Mohammad Haj Jaafar ~~s/o Hossein~~ Attorney -in-fact

Mahmood Ghafoorian Kia by Mohammad Hajjafar A.I.F
Mahmood Ghafoorian Kia by Mohammad Haj Jaafar
s/o Hossein Attorney-in-fact

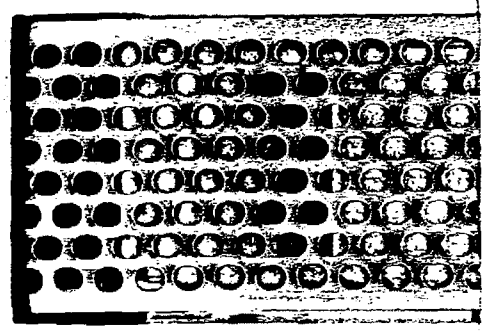
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8/28/98 before me personally appeared Mohammad Haj Jaafar, s/o Hossein, the person who executed the foregoing instrument on behalf of Zahra Parsa Ghfoorian Kia, Mahmood Ghfoorian Kia, and Mahtab Ghafoorian Kia, and acknowledged that he executed the same as the free act and deed of the said Zahra Parsa Ghfoorian Kia, Mahmood Ghafoorian Kia , and Mahtab Ghafoorian Kia , through Power of Attorney granted him, by the said Zahra Parsa Ghfoorian, Mahmood Ghfoorian Kia, and Mahtab Ghafoorian Kia.

Victoria Jo HAZELWOOD
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires:
5-26-02



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

RECEIVED OF _____

FOR _____

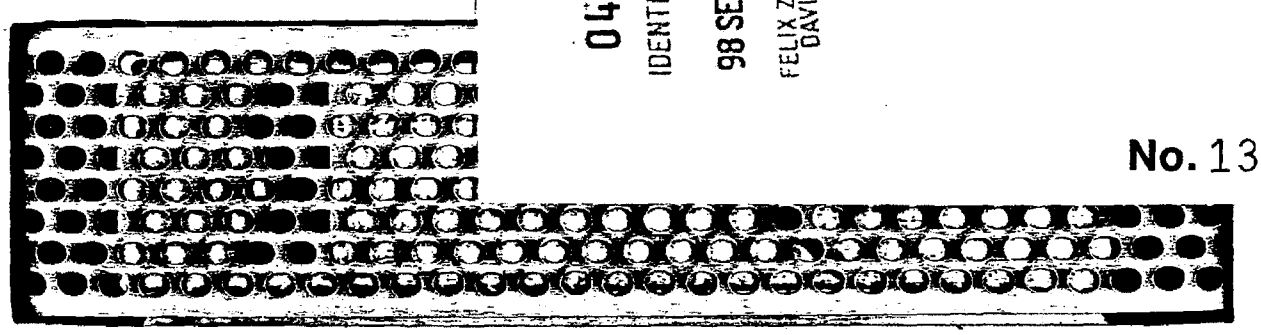
BOOK 11101 PAGE 636

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 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 77.60
CHECK 77.60
09/04/98 01 14:21 0001 7462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0484784
IDENTIF. ↑ REFERENCE
98 SEP -4 PM 2:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342890