WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 10-31-01
(AFFIX SEAL)

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

BR0199-005L

THIS INSTRUMENT WAS PREPARED BY
, 750 Old Hickory Blvd., #165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Hassan Sarmadi	EquiFirst Mortgage Corporation	MAP 172 3-A
(NAME)	(NAME)	
816 N. Woodstone Lane	820 Forest Point Circle	PARCEL 95
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Charlotte, NC 28273	
(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, Hamid Doust, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hassan Sarmadi and wife, Toran Nayebqharib, both unmarried

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:

BEING all of Lot No. 95 Woodlands, Phase I, Section I, as shown by plat and survey of record in Plat Book 6900, page 498, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY conveyed to Hamid Doust by Quitclaim deed from Ali Shahasseini and Hamid Doust of record in Book 10713, page 830, in the aforesaid Register's Office. See also Deed Book 10540, Page 70, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 816 N. Woodstone Lane, Nashville, TN 37211

MAIL ENV.

99 MAR -5 AM 8:42

DAVIDSON COUNTY, TN REGISTER

IDENTIFICATION REFERENCE 0556867

unimproved ( )
This is improved (X) property, known as 816 N. Woodstone Lane, Nashville, Tennessee 372
(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 11th day of February 19 99

Hamid Doust

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hamid Doust, unmarried

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 Brentwood, Tennessee, this 11th day of February, 19 99.

Commission expires 10-31-01

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

MARK BLAYNEY FREEDOM NOTARY PUBLIC AT LARGE KNOX COUNTY, TN

97 03/05 0101 03CHECK 795.40

K 11369

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11369 PG. 759

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0556867
IDENTIF. # REFERENCE

99 MAR -5 AM 8:42

REGISTER
DAVIDSON COUNTY, TN.

CAMT	212000.00
CON TX	784.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	795.40
CHECK	795.40

03/05/99 01 08:40 0001 4097

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433269

G 759