# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 11489 PG. 616

STATE OF TENNESSEE )
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Taghi Mohammadkhah
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th DAY OF May 1999

Jimmy A. Duncan
NOTARY PUBLIC

My Commission expires: 7-18-99

THIS INSTRUMENT PREPARED BY
Jimmy A. Duncan, 4904 Charlotte Avenue, Nashville, TN 37209
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Taghi Mohammadkhah etal (NAME) | SAME (NAME) | 91-9-98 |
| 5817 Robertson Avenue (ADDRESS) | (ADDRESS) | |
| Nashville,TN 37209 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

I, George W. Davidson, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Taghi Mohammadkhah and Hossien Mohammadkhah

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 97 on the Plat of T. M. Nalls subdivision of Lot Nos. 18, 19, 20, of the B. F. Cockrill Farm, as of record in Book 421, page 63, Register's Office for said County.

Said easterly part of said Lot No. 97 fronts 50 feet on the northerly side of Maxon Avenue, and runs back between parallel lines 185 feet to a dead line.

Being the same property conveyed to George W. Davidson, unmarried, by quitclaim deed from W. Marvin Huff, unmarried of record in Book 11473, page 556, said Register's Office. Also being the same property conveyed to W. Marvin Huff, unmarried by deed from Kelvin Spencer, unmarried, or record in Book 10066, page 941, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 5910 Maxon Avenue, Nashville, TN 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 19th day of May 1999

STATE OF TN. DAVIDSON COUNTY 140.50

George W. Davidson

**INDIVIDUAL ACKNOWLEDGMENTS:**

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named George W. Davidson, unmarried

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 19th day of May 1999

My Commission expires:
9-18-99

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

BOOK 11489 PG. 617

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

0590051

FILED FOR RECORD
99 MAY 21 PM 3:02
DAVIDSON COUNTY, TN.
REGISTER

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 |

059005 1

IDENTIFICATION/REFERENCE

99 MAY 21 PM 3:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CASH 25000.00
CO TX 129.50
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 140.50
CHECK 140.50
CASHIER 01 15:56 0001 5335

BOOK 11489 PG 618

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

**No.** 1463936