10-A

BOOK 11612 PAGE 753

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 19 99.

Notary Public

MY COMMISSION EXPIRES: 3-25-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219
BASED UPON INFORMATION PROVIDED BY THE PARTIES

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohamad T. Nazemi (NAME)	New Owner (NAME)	Map 147-7
9439 Gentle Wind Drive (ADDRESS)	(ADDRESS)	Parcels 43 & 44
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, Shokouh H. Madani

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohamad T. Nazemi and wife, Shohreh HASSANZADEH J-P S M

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:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to the real estate taxes for the current year, which have been assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Jahngier Pazouki joins in the execution of this instrument to convey his interest in the property, including homestead rights, as spouse of Shokouh H. Madani.

unimproved ( )
This is improved (X) property, known as Map 147-70, Parcels 44 & 43, Nashville, TN 37211
(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 our hand s this 6th day of August, 19 99

Shokouh H. Madani

Shokouh H. Madani

J. Pazouki

Jahngier Pazouki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shokouh H. Madani and husband, Jahngier Pazouki

the bargainor S, 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, Tennessee, this 6th day of August 19 99

Commission expires 9/18/99

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

EXHIBIT A

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map showing T. C. Cook's Resubdivision of part of the B. F. Cook Old Home Place, as of record in Book 547, page 163, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mohamad T. Nazemi and wife, Shoreh Hassanzadeh and Parviz Baghaii and wife, Roushanak Pazouki Baghaii and Shohouk H. Madani, as Tenants in Common, of record in Book 10127, page 519, Register's Office for Davidson County, Tennessee. The said Parviz Baghaii and wife, Roushanak Pazouki Baghaii conveyed their interest in the property to Shokouh H. Madani by Quitclaim Deed of record in Book 11612, page 751, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of T. C. Cook's Resubdivision of part of the B. F. Cook Old Home Place as of recor din Book 547, page 163, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the westerly side of the Nolensville Turnpike and runs back 279.3 feet on the northern line and 283.6 feet on the southern line to a dead line and measures 50 feet thereon.

Being the same property conveyed to S & R Partnership, a one-half undivided interest and Mohammad T. Nazemi and wife, Shohreh Hussenzadeh, a one-half undivided interest, of record in Book 9985, page 606, Register's Office for Davidson County, Tennessee. The said S & R Partnership conveyed its one-half undivided interest to Shokouh H. Madani by Quitclaim Deed of record in Book 11612, page 748, Register's Office for Davidson County, Tennessee.

3911 08/09 0101 03CHECK 422.00

06222286
IDENTIF. ➔ REFERENCE
99 AUG -9 PM 4:28
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11612 PAGE 756

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

06222286

IDENTIF. ◆ REFERENCE

99 AUG -9 PM 4:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			110000.00
		CON TX	407.00
		PRFEE	1.00
		WDEED	12.00
		CFEE	2.00
		TOTAL	422.00
		CHECK	422.00
08/09/99	01	16:27	0001- 3911

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502095