BOOK 11733 PAGE 462

Prepared by and Return to:
Title Enterprise Service Co., LLC.
214 Centerview Dr., Ste. 225
Brentwood, TN 37027
(615) 370-4724

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Esmael Khansari and wife, Marcia M. Khansari** (herinafter referred to as "Grantor") has this day bargained and sold and does hereby transfer and convey unto **Sandra Bell and Darryl Brown** (herinafter referred to as "Grantee") her heirs and assigns, forever, that certain property located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered. except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this **4th day of November, 1999.**

Esmael Khansari

Marcia M. Khansari

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF LAUDERDALE

Before me, the undersigned, a Notary Public in and for said County and State aforesaid. personally appeared, **Esmael Khansari and wife, Marcia M. Khansari** with whom I am personally aquainted, or proved to me on the basis of saisfactory evidence and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

06516632
RECEIVED FOR RECORD
99 NOV -5 AM 9:29
REGISTER
LAUDERDALE COUNTY, TN.

6646 11/05 0101 03CHECK 355.40

Witness my hand and official seal this **4th day of November, 1999.**

Barbara Smith
Notary Public

My Commission Expires: 10-12-00

ALABAMA
STATE OF ~~TENNESSEE~~
COUNTY OF LAUDERDALE

The actual consideration or value, whichever is greater, for this transfer is $92,000.00. which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **4th day of November, 1999.**

Barbara Smith
Notary Public

My Commission Expires: 10-12-99

MAP AND PARCEL NUMBER:149/02-O-A/71.00CO

ADDRESS OF NEW OWNER:
Sandra Bell and Darryl Brown
805 Bayswater Place
Antioch, TN 37013

SEND TAX BILLS TO:
SAME

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 101 on the Plan of Piccadilly Square, Phase 1, as of record in Plat Book 5200, Page 720-722, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Esmael Khansari and wife, Marcia M. Khansari from Melissa R. Cothron, unmarried by Warranty Deed dated November 30, 1987 and recorded December 1, 1987 in Book 7414, Page 623, register's Office for Davidson County, Tennessee.

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

AM 9:29

0654632

99 NOV -5

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CAMT	92000.00
CON TX	340.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	355.40
CHECK	355.40

11/05/99 01 09:30 0001 8346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536078