Boy 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$31,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2000.

Notary Public

MY COMMISSION EXPIRES: 2/18/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RECORD COUNTY

Instr:200003280031138 Page: 1 OF 2
REC'D FOR REC 03/28/2000 12:15:01PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $114.70

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taghi Mohammadkhah	OWNER	119-5-331
(NAME)	(NAME)	
313 Joyner Avenue	5817 Robertson Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37209	
(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, **LEE ENSLEY, JOSEPH E. ENSLEY, JR. AND SHERYL D. MURRAY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAGHI MOHAMMADKHAH, A SINGLE MAN**, AND **HOSSEIN MOHAMMADKHAH, MARRIED** 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 Davidson County, Tennessee, being Lot No24 on the Plan of Julia A. Joiner, of record in Plat Book 2, Page 122, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lee Ensley, Joseph E. Ensley, Jr. And Sheryl D. Murray by Quitclaim deed of record in Book 10404, Page 561, Register's Office for Davidson County, Tennessee. SEE ALSO Deed Book 7159, Page 299, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Lee Ensley, Joseph E. Ensley, Jr. And Sheryl D. Murray by Theodore E. Ensley, Jr. as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument being recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

unimproved
This is improved X property, known as **313 Joyner Avenue, Nashville, TN 37210**
(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/our hand(s)** this 21st day of March, 2000.

Sheryl D. Murray by Theodore R. Ensley, Jr. her attorney-in-fact

Lee Ensley by Theodore R. Ensley, Jr., her attorney in fact

Joseph E. Ensley Jr. by Theodore R. Ensley, Jr., his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2000 before me personally appeared Theodore R. Ensley, Jr., the person who executed the foregoing instrument on behalf of Lee Ensley, Joseph E. Ensley, Jr. And Sheryl D. Murray, and acknowledged that he executed the same as the free act and deed of the said Lee Ensley, Joseph E. Ensley, Jr. And Sheryl D. Murray, through Power of Attorney granted him, by the said Lee Ensley, Joseph E. Ensley, Jr. and Sheryl D. Murray..

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD CO.

Notary Public

Commission Expires: 2-18-01