B0444

Instr:200003300031725 Page: 1 OF 3
REC'D FOR REC 03/30/2000 8:23:55AM
RECORD FEE: $15.01
M. TAX: $0.00 T. TAX: $370.37

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $100,100.00. Charles Mashburn **Affiant** Subscribed and sworn to before me, this 29th day of March, 2000. Wesley D. Turner Notary Public My Commission Expires: _____

Address New Owner As Follows: Charles Mashburn and wife, Sherrie Mashburn 353 Tusculum Road Nashville, TN 37211	Send Tax Bills To: SAME	Map-Parcel Number: 162-1-021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereinafter called the Grantors, **VEGAN FAKHOORIAN AND WIFE, TAMRA FAKHOORIAN**, have bargained and sold, and by these presents does transfer and convey unto **CHARLES MASHBURN AND WIFE, SHERRIE MASHBURN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described according to a survey by Campbell Surveying Co., dated September 28, 1989, as follows:

Beginning at a point on the southerly margin of Tusculum Road located .426 miles, more or less, from Nolensville Road, said point being the northwesterly corner of the Church of Christ property (Book 4621, page 388); thence, with the Church's westerly property line south 2 deg. 20 min. East 338.7 feet to a point in the northerly property line of David Vernon Smith (Book 5124, page 300); thence with Smith's northerly property line south 84 deg. West 114.6 feet to the southeasterly corner of the George A. Gunselman property (Book 3255, page 217); thence, with Gunselman's easterly property line North 6 deg. West 332 feet to a point on the southerly margin of Tusculum Road; thence with said margin eastwardly 137 feet to the point of beginning.

Being the same property conveyed to Vegan Fakhoorian and wife, Tamra Fakhoorian by deed from Alvin L. Mann and wife, Tanya P. Mann, of record in Book 7963, page 751, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement for sanitary sewers, storm drainage, water mains and appurtenances, granted to Metropolitan Government of Nashville and Davidson County, of record in Book 6290, page 554, Register's Office for Davidson County, Tennessee.

This is improved property known as 353 Tusculum Road, Nashville, TN 37211.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of March, 2000.

Vegan Fakhoorian

Tamra Fakhoorian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VEGAN FAKHOORIAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of March, 2000.

Notary Public

My Commission Expires: 3/29/03

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TAMRA FAKHOORIAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of March, 2000.

Wesley D. Tr...

Notary Public

My Commission Expires: 3/29/03

