Instr:200005100047232 Page: 1 OF 2
REC'D FOR REC 05/10/2000 9:33:01AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $879.75

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

| | | |
|---|---|---|
| **Mehrad Alviri and** | **New Owner.** | 26B |
| **Younes Aleali** | 201 Carriage Drive | **MAP: 91-14** |
| **336 White Bridge Road** | ~~Nashville, TN 37221~~ | |
| **Nashville, Tennessee 37209** | | **PARCEL: 174** |
| | | |

**[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]**
**[Boulevard, Suite 115, Nashville, Tennessee 37205 00-05-10097 ]**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **I, D. Wayne Vantrease, married,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, ~~**Mehrad**~~ Mehrdad **Alviri and Younes Aleali,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

**Land in Davidson County, Tennessee, being lot No. 15 on the unrecorded Map of the West Nashville Realty Company's Subdivision of the J. W. Dotson Estate, being a part of Lot No. 20 on the Map of C.C. Vernon Farm, and described according to a copy of a survey thereof by Z.J. Wilkinson, Surveyor, May 2, 1946, as follows:**

**Beginning at a point in the easterly margin of White Bridge Road, at the corner of Lots Nos. 15 and 16; thence with the line between said lots, easterly 189.4 feet to the corner of said lots and of Lot Nos. 6 and 7; thence southerly 62.5 feet to the corner of Lot Nos. 14 and 15; thence with the line between said Lots westerly 197.5 feet to the easterly margin of White bridge Road; thence with the margin of the same northerly 60 feet to the beginning.**

**Being the same property conveyed to D. Wayne Vantrease, by deed from James T. Patterson and wife, Mary Frances Patterson of record in Book 4797, page 408 Register's Office for Davidson County, Tennessee.**

**The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.**

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Sanitary Sewer and/or Storm Drainage of record in Book 4145, page 371, said Register's Office for Davidson County, Tennessee.**

This is improved property known as 336 White Bridge Road, Nashville, Tennessee 37209.

**[STATE OF TENNESSEE)**
**[COUNTY OF DAVIDSON**
**[**

**[The actual consideration or value, whichever is greater for this transfer is $237,500.00.**

Younes Aleali MAY 8, 2000
**Affiant**

**[Subscribed and sworn to before me this 8th day of May 2000.**

Joseph V. Tarpley Jr.
**Notary Public**

**[My Commission Expires:** 9/23/2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of May, 2000.

D. Wayne Vantrease

**D. Wayne Vantrease**

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

On this **8th** day of **May** , 2000 , before me personally appeared **D. Wayne Vantrease,** to me known to be the person who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

**Witness my hand and official seal at Nashville, Tennessee, this 8th day of May, 2000.**

Notary Public

**My Commission Expires:** 9/23/2000