40-A

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39169** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 100,000.00.** Mohmoud Sojjadi
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE;
THIS **14TH DAY OF AUGUST, 2000.**
Notary Public
MY COMMISSION EXPIRES: 7/26/[illegible]

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :
MOHMOUD SAJJADI and
MOHSEN BOKHAREIKASHI
3309 Nolensville Road
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

MAP-PARCEL #
133-2-217
6DA 36628

Instr:200008150080963 Page: 1 OF 2
REC'D FOR REC 08/15/2000 3:42:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

FOR AND IN 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 **JAMES R. COPELIN, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHMOUD SAJJADI and MOHSEN BOKHAREIKASHI, each with an undivided one-half interest**

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 part of Nobles 3.98 tract shown on the Plan of Sunrise Heights Addition, of record in Book 421, page 2, Register's Office for said County, and described as follows:

SAID part of said lot fronts 60 feet on the westerly side of Nolensville Pike or State Highway No. 11, as widened, and runs back between parallel lines, along the northerly line of Lot No. 1 on said plan, 141 feet to an alley.

BEING the same property conveyed to James R. Copelin, Unmarried, by deed from Marie Louise Benson Oliphant being the surviving tenant by the entirety, of record in Book 7534, Page 819, Register's Office for Davidson County, Tennessee.

James R. Copelin is now married to Betty J. Copelin, who joins in this instrument.

Unimproved (X)
This is improved ( ) property, known as **3309 Nolensville Road, Nashville, Tennessee 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 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 HAND THIS 14th DAY OF AUGUST, 2000.

X James R. Copelin X Betty J. Copelin

JAMES R. COPELIN

.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 JAMES R. COPELIN, ~~UNMARRIED~~,* the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

* and wife, Betty J. Copelin

WITNESS my hand and official seal at Nashville, Tennessee, this the 14TH day of August, 2000.

NOTARY PUBLIC

My Commission Expires: 5/26/02

ALAN D. MAYO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.