Davidson County DEEDWARR
Recvd: 12/05/00 11:06 3pgs
Fees:15.00 Taxes:563.33

20001205-0119373

RB
(3)

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of November, 2000, by and between JIM HENERY, UNMARRIED, hereinafter called Grantor, and ASRAF REZAEI, UNMARRIED, and FARHAD SOHEILINIA, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees. AR

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, I, JIM HENERY, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto ASRAF REZAEI, UNMARRIED, and FARHAD SOHEILINIA, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2708 GRANDVIEW AVENUE, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds HIMSELF and his/her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

BY: _____
JIM HENERY, Signature of Seller

INDIVIDUAL
STATE OF TEXAS)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JIM HENERY, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of November, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

ASHRAF
~~ASRAF~~ **REZAEI, UNMARRIED, and FARHAD SOHEILINIA, UNMARRIED**
9605 N. Creekwood
BRENTWOOD, TN 37027

Property Address:

2708 GRANDVIEW AVENUE
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 119-9, PARCEL 49

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$152,250.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **November, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 39 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, Page 29, Register's Office for said county.

SAID Lot No. 39 fronts 50 feet on the easterly side of Marshall, now Caldwell, Avenue and runs back between lines 150 feet to an alley.

Being the same property conveyed to JIM HENERY, UNMARRIED, By WARRANTY Deed from PAUL J. HOLTERMANN ET UX, and recorded immediately prior hereto in the
Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 119-9, PARCEL 49).

2. All matters as set forth on the Plan of record in Plat Book 332, page 29, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sewer easement of record in Book 3926, page 44, said Register's Office.

4. Sewer easement of record in Book 4260, page 311, said Register's Office.