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

Davidson County DEEDWARR
Recvd: 12/05/00 14:35 3pgs
Fees:15.00 Taxes:371.85

20001205-0119541

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of November, 2000, by and between GENEVA MARTIN SAMUEL, A WIDOW, UNMARRIED, hereinafter called Grantor, and SAMEY A. ASHARI and FEROZAN ASHARI, HUSBAND AND WIFE, hereinafter called Grantees.

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, GENEVA MARTIN SAMUEL, A WIDOW, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto SAMEY A. ASHARI and FEROZAN ASHARI, HUSBAND AND WIFE, 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 3821 BAXTER AVENUE, NASHVILLE, TN 37216.

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 HERSELF 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.

Geneva Martin Samuel by Atty. in Fact

BY: Rufus B. Dodson

GENEVA MARTIN SAMUEL, Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **30th** day of **November, 2000** before me personally appeared RUFUS B. DODSON , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GENEVA M. SAMUEL, A/K/A GENEVA MARTIN SAMUEL , and acknowledged that he/she executed the same as the free act and deed of said GENEVA M. SAMUEL, A/K/A GENEVA MARTIN SAMUEL

Witness my hand, at office, this **30th** day of **November, 2000.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

SAMEY A. ASHARI and FEROZAN ASHARI, HUSBAND AND WIFE

3821 BAXTER AVENUE
NASHVILLE, TN 37216

Property Address:

3821 BAXTER AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:
GMAC MORTGAGE CORP.
P.O. Box 963
Horsham, PA 19044-0963

Map & Parcel #: MAP 61-15, PARCEL 291

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 **$100,500.00** 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 **30th** 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'

LOT No. forty two (42) on the map of the subdivision of the Maplewood Home Tract, 11th Civil District as of record in Book No. 421, Page 174, Register's Office of Davidson County, Tennessee, said lot fronts one hundred feet (100 feet) on the westerly side of a fifty (50) foot unnamed street and runs back between parallel lines two hundred and twenty five (225) feet to a dead line.

BEING the same property conveyed to Jeff E. Martin and wife, Ava R. Martin, by Deed of record in Book 982, page 133, Register's Office for Davidson County, Tennessee, the said Jeff E. Martin having since died in 1969, the property vested in his surviving spouse, Ava R. Martin. Ava R. Martin died in 1982, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, in Will Book 142, page 254, the property was devised to her daughter, Geneva Martin Samuel. By Quitclaim Deed from Geneva Martin Samuel, the property was conveyed to JAMES F. SAMUEL AND WIFE, GENEVA MARTIN SAMUEL, of record in Book 6017, page 503, Register's Office for DAVIDSON County, Tennessee. The said JAMES F. SAMUEL having since died, the property vests by operation of law in his surviving spouse, GENEVA MARTIN SAMUEL, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 61-15, PARCEL 291).

2. All matters as set forth on the Plan of record in Plat Book 421, page 174, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.