Davidson County DEEDWARR
Recvd: 01/09/01 09:41 2pgs
Fees:11.00 Taxes:53.65
20010109-0002678

THIS INSTRUMENT PREPARED BY:
Afshin Yazdian, Esq.
209 10th Avenue South, Ste 409
Nashville, Tennessee 37203

ADDRESS NEW OWNER AS FOLLOWS:
Katayoun Jafarian
7027 Willowick Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
148-14-~~281~~ 280

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Faris Eftekhar-Zadeh and wife, Afsar Eftekhar-Zadeh**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Katayoun Jafarian**, hereinafter called the Grantee, heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. ~~19,~~ 18 Colewood Acres, Section 5, of record in Book 5200, Page 303, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Faris Eftekhar-Zadeh and wife, Afsar Eftekhar-Zadeh by deed from Leon M. Hampton and wife, Connie L. Hampton, of record in Book 10669, Page 378, Register's office for Davidson County, Tennessee.

This is unimproved property known as ~~4037~~ 4024 Shufeld Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 Grantee, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 29th day of December, 2000.

Faris Eftekhar-Zadeh

Afsar Eftekhar-Zadeh

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 Faris Eftekhar-Zadeh and Afsar Eftekhar-Zadeh 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.

WITNESS my hand and official seal, this 29th day of December, 2000.

NOTARY PUBLIC

My Commission Expires: 5/27/01

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $14,500.00

Affiant

Subscribed and sworn to before me this
29th day of December, 2000.

Notary Public

My commission expires: 5/27/01

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.