This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Sara Bahiraei
4417 Wayland Drive
Nashville, TN 37215

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 03/05/01 15:56 2pgs
Fees:11.00 Taxes:592.00
20010305-0020673

MAP AND PARCEL:
MAP 119-09-0
PARCEL 4800
6DA-26555

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, we, William R. Emery and wife, Jean R. Emery hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sara Bahiraei, married, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 40, on the corrected and revised Plan of Thompson & Ring's Subdivision of Edenwold Park, of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to William R. Emery and wife, Jean R. Emery, by deed from W. H. Emery and wife, Maxine H. Emery of record in Book 9675, Page 502, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 332, Page 29, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4243, Page 891; and easement for Gas Service Line of record in Book 6144, Page 739, said Register's Office.
Taxes for 2001 have been pro-rated and assumed by Grantee.

This is improved property known as 2710 Grandview Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sara Bahiraei, married, her heirs and assigns, forever; and we, William R. Emery and wife, Jean R. Emery 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 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of March, 2001.

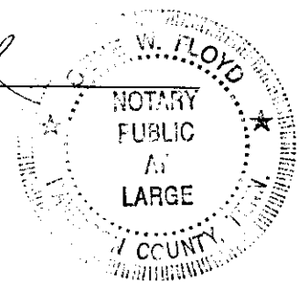
William R. Emery

Jean R. Emery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William R. Emery and wife, Jean R. Emery the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of March, 2001.

NOTARY PUBLIC



My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 160,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of March, 2001.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

