WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/01 09:57 2pgs
Fees:11.00 Taxes:547.60

20010312-0023201

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

My Commission Expires November 4, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Masoud Meshkat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th Day of February, 2001.

B.T. Hodge
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 198 East Main St.. #201 Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Masoud Meshkat and LaLa Ahmadi	AmSouth Bank	Map 172-12
(NAME) 240 Burgandy Hill Road	(NAME) P. O. Box 25314	Group A
(ADDRESS) Nashville, TN 37211	(ADDRESS) Santa Ana, CA 92799-5314	Parcel 143.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Douglas Boyd McLean and Susan Reed McLean, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Masoud Meshkat and LaLa Ahmadi, husband and wife** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 85, BRADFORD HILLS, SECTION NINE, according to the plat thereof, recorded in Plat Book 7900, Page 6, as amended in Book 7900, Page 414 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Douglas Boyd McLean and wife Susan Reed McLean by Warranty Deed of record in Book 9496, page 449, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 8069, page 170; Book 8074, page 269, Book 8267, page 618, Book 8374, page 591 and in Book 8681, page 252; By-Laws of record in Book 8071, page 531; Charter of record in Book 8071, page 520; Open Space in Book 8154, page 304; Deeds of Conveyance to Metro, Gov't in Book 8377, page 769 and Book 8377, page 808 and any and all matters shown on the Plan of recrod in Book 7900, page 6, as amended in Book 7900, page 414, Register's Office Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 240 Burgandy Hill Road Nashville TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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(S), 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/our hand(s) this 26th Day of February, 2001.

Douglas Boyd McLean
Douglas Boyd McLean

Susan Reed McLean
Susan Reed McLean

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Douglas Boyd McLean and Susan Reed McLean, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th Day of February, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

B.T. HODGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
November 4, 2001