01

Realty Title
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $42,000.00

H. R. Toloo

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2001.

Carol R Rucker

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Hamid R. Toloogolzari 9479 Chesapeake Dr. Brentwood, Tn 37027	New Owner	172-03-A 40.00CO & 98.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mohammad Taghi Oftadeh, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hamid R. Toloogolzari, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lots No. 40 and 98 on the Plan of The Woodlands, Phase I, of record in Book 6900, Page 498 and 499, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Mohammad Taghi Oftadeh by deed from Westminster Homes, Inc., dated December 16, 1999, recorded as Instrument No. 199912230306764, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 2nd day of May, 2001.

Mohammad J. Oftadeh

Mohammad Taghi Oftadeh

Davidson County DEEDWARR
Recvd: 05/08/01 10:55 2pgs
Fees:11.00 Taxes:155.40

20010508-0047356

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mohammad Taghi Oftadeh, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 2nd day of May, 2001.

Carol R. Rivers
Notary Public

My Commission expires 11/30/04

