File: Box 13

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/01 18:01 2pgs
Fees:11.00 Taxes:394.05

20010516-0051025

#1773

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald W. Hurst	BANCMORTGAGE FINANCIAL CORP.	162-5-232
(NAME)	(NAME)	
425 Ocala Court North	245 Town Park Drive, Ste. 190	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Kennesaw, GA 30144	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mahmoud Lohrasbi and wife, Amtis Lohrasbi, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald W. Hurst unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 96, on the Plan of the resubdivision of Lots 95 through 101 and 87 of Hickory Valley, Section 3, of record in Book 4715, page 29, said Register's Office.

Being the same property conveyed to Mahmoud Lohrashi and wife, Amtis Lohrashi by deed of record in Book 4715, page 29, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Mahmoud Lohrashi by Amtis Lohrashi as his Attorney In Fact pursuant to recorded Power of Attorney recorded as Instrument No. _____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 425 Ocala Court North, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 11th day of May, 2001.

Mahmoud Lohrasbi

Amtis Lohrasbi

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 Amtis Lohrasbi with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Commission Expires: 5/24/02

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 11th day of May, 2001, before me personally appeared Amtis Lohrasbi, the person who executed the foregoing instrument on behalf of Mahmoud Lohrasbi and who acknowledged that she executed the same as the free act and deed of the said Mahmoud Lohrashi, through Power of Attorney granted to Amtis Lohrasbi by the said Mahmoud Lohrashi.

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 2001.

Commission expires: May 26, 2002

Notary Public