PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 07/06/01 15:55 3pgs
Fees:18.00 Taxes:619.75

20010706-0072505

W & I Ref: (sk) Title No: 42697
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nasir Moharami Ashraf Mahdavi 6915 Somerset Farms Circle Nashville, TN 37221	Option One Mortgage Corporation 14520 Avion Parkway Suite 310 Chantilly, VA 20151

TAX MAP-PARCEL NUMBERS: 141-07-B-034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 167,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sean E. Cameron and spouse, Mary Elizabeth Cameron,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nasir Moharami and spouse, Ashraf Mahdavi,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 213 on the Plan of Section Two, Somerset Farms of record in Book 7900, page 671, amended by Surveyors Certificate of Correction in book 9353, page 237, Register's Office for said County.

SAID Lot No. 213 fronts 60.00 feet on the northeasterly margin of Somerset Farms Circle and extends back 96.27 feet on the broken northeasterly line and 100.00 feet on the southeasterly line to a dead line in the rear, measuring 78.79 feet thereon.

BEING the same property conveyed to Sean E. Cameron and wife, Mary Elizabeth Cameron by deed from Somerset Farms, a Tennessee Joint Venture of record in Book 11042, page 199, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 671, as amended by Surveyors Certificate of Correction of record in Book 9353, page 237, said Register's Office, which Plan shows a 20 foot minimum building setback line from Somerset Farms Circle together with designated building site and 15 foot foot easement for N.E.S., S.C.B and Cable Television purposes along the front line(s), widening to 25 feet along the southeasterly line of said lot, and a 25 foot public utility and drainage easement along the southeasterly side line of lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8556, page 11, Book 9383, page 526, and re-recorded in Book 9662, page 869, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Mary Elizabeth Cameron by Sean E. Cameron as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 6915 Somerset Farms Circle, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 2001.

Sean E. Cameron

Mary E Camera

Sean E. Cameron

Mary Elizabeth Cameron, By: Sean E. Cameron, Atty-In-Fact

State of Tennessee
County of Williamson

On this 29th day of June, 2001, before me the undersigned authority, personally appeared **Sean E. Cameron**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/04

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 167,500.00

Affiant

Sworn and subscribed before me on the 29th day of June, 2001.

Notary Public

My Commission Expires:

KRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sean E. Cameron**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary Elizabeth Cameron**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of June, 2001.

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
To
WARRANTY DEED

FROM: Sean E. Cameron and Mary Elizabeth Cameron

TO: Nasir Moharami and Ashraf Mahdavi

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saieth not.

Sean E. Cameron, Affiant

Sworn to and subscribed before me this
29th day of June, 2001.

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.