FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/01 12:47 2pgs
Fees:13.00 Taxes:62.90
20010717-0075737

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July 20 01

Notary Public

MY COMMISSION EXPIRES: January 26, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morteza Shams (NAME)	NEW OWNER (NAME)	MAP 147-7
261 Tanksley Ave. (ADDRESS)	(NAME)	PARCEL 108
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(ADDRESS) (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, Jennie P. Holt, Marilyn Petway, Kevin Petway, Sandra Drew, Patricia Berry, Susan West, Carolyn Smith, Sonya Edwards, and Audra Maurice Petway, sole heirs of Petway- * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morteza Shams

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:

Bounded on the north by Melvin Winstead, on the west by Albert Whitlowe, on the south by Griffin Owens, on the east by the said Martha Robertson, land there being 1/2 acre of land the same being conveyed to Richard Fillmore, Registered Aug. 12, 1902, No. 271, Page 539, Note Book 18, Page 125. The said property in Eight Civil District of Davidson County, Tennessee, and is on the east side of the Nolensville, Turnpike Road and is known as the Jake Gragners Tract or parcel of land and being the same property which was conveyed to Martha Andrews and Rufus Andrews, and George Ensley and wife, Lizzie Ensley, by Richard Fillmore and wife, Sarah Fillmore.

BEING the same property conveyed to Frank Petway by deed from George Ensley and wife, Lizzie Ensley, of record in Book 644, Page 703, Register's Office for said County. The said Frank Petway died July 9, 1970. At the time of his*

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees.

*death he was survivied by wife, Calmorn W. Petway, two daughters, Effie Petway Hill and Jennie P. Holt; four sons, James Petway, Jesse Petway, Audra Petway, and Warner Petway. The said Calmorn W. Petway died October 3, 1977. The said Effie Petway Hill died October of 1995 and was survived by four children, Sandra Drew, Patricia Berry, Susan West, and Carolyn Smith. James Petway died December of 1987 and had**

unimproved ( )
This is improved (X) property, known as 4412 Bass Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Frank Petway, Sr.

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 our hand s this 12th day of July 20 01

X Jennie P. Holt — Jennie P. Holt
X Marilyn Petway — Marilyn Petway
X Kevin Petway — Kevin Petway
X Sandra Drew — Sandra Drew
X Patricia Berry — Patricia Berry
X Susan West — Susan West
Carolyn Smith — Carolyn Smith
Sonya Petway-Edwards — Sonya Petway-Edwards
Audra Maurice Petway — Audra Maurice Petway

no children. The said Jesse Petway died January 1993 and had no children. The said Audra Petway died June of 1995 and was survived by two children, Sonya Petway Edwards and Audra Maurice Petway. The said Warner Petway died June of 1999 and was survived *

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 Sonya Petway-Edwards and Audra Maurice Petway

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they ~~XX~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of July 2001

Commission expires 3/29/2003

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, ______, a Notary Public within and for the State and County aforesaid, personally appeared ______ and ______ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon ______ oath(s) acknowledged ______ to be the ______ and ______ respectively of the ______ the within named bargainor, and corporation, and that ______ as such ______ and ______ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ______ as such ______, and attesting the same by the said ______ as such ______.

Witness my hand and official seal at office at ______ on this the ______ day of ______ 20______.

My commission expires ______

Notary Public

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 Jennie P. Holt, Marilyn Petway, Kevin Petway, Sandra Drew, Patricia Berry, Susan West, ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXX~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2001.

My Commission Expires: ~~1/26/02~~ 3/29/2003

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Smith, 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 purposes therein contained.
Witness my hand and official seal at Los Angeles California, this 11th day of July, 2001.

My Commission Expires: 2004

Sandra Cowen Moore

Notary Public - California
Los Angeles County

***by two children, Marilyn Petway and Kevin Petway.