Davidson County DEEDWARR
Recvd: 07/30/01 10:44 2pgs
Fees:13.00 Taxes:277.50
20010730-0080339

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Stephen P. Simmons and wife Jane H. Simmons	SAME	Map: 117-03-B
1311 Sunnyside Drive		Parcel: 227.00-CO
Columbia TN 38401-5228		7DA-80452

For and in Consideration of the sum of $ 75,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, Arashmidos Sanati, by and through my duly appointed Attorney-In-Fact, Reza E. Soltani, [Arashmidos Sanati is a married person but he is not a resident of the State of Tennessee. Arashmidos Sanati is a citizen and a resident of the nation of Iran.]

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Stephen P. Simmons and wife, Jane H. Simmons

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

A condominium unit in Davidson County, Tennessee, and being **Unit P-5**, Parcel 227, on the plan of **The Villager Condominiums**, as of record at **Plat Book 5200, page 154** as amended at **Plat Book 5200, page 201**, and as established by **Master Deed** as of record at Book 5434, page 665, as corrected at Book 5487, page 967, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unite and of the conveyance hereby made, together with all fixtures, wall coverings, appliances, floor coverings, and/or other improvements therein, and further with the undivided interest in the general and limited commeon elements appurtenant thereto, all of which provides a complete description of said Unit and of the conveyance hereby made.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 9810, page 997**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:
Master Deed of record at Book 5434, page 665, corrected at Book 5487, page 967; the plan of record at Plat Book 5200, page 154, amended at Plat Book 5200, page 201; and, a general right-of-way easement of record at Book 4808, page 424, said Register's Office.

See Power of Attorney of record at Book 9632, page 128, said Register's Office.

This is **improved** property known as: 2601 Hillsboro Pike, P-5, Nashville, TN 37212
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 hands on this 13th day of **JULY**, 20 **01**

Arashmidos Sanati

Arashmidos Sanati

BY: Reza E. Soltani

Reza E. Soltani, Attorney-In-Fact

STATE OF TENNESSEE:
COUNTY OF Maury :

The actual value or consideration, whichever is greater, for this transfer is $ **75,000.00** .

_____, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 7/13/2001 .

My Commission Expires: 9/17/2001

_____ 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 Reza E. Soltani, on behalf of the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed this Warranty Deed, and who acknowledged that he executed this Warranty Deed in behalf of Arashmidos Sanati, and who further acknowledged the he executed the same as the free act and deed of the said Reza E. Soltani for the purposes therein contained. WITNESS my hand and official seal at office on July 13, 2001

My Commission Expires: **10-25-2003**

Notary Public
Marbut Glenn Gaston, Jr.

AFFIDAVIT OF ATTORNEY-IN-FACT

STATE OF TENNESSEE:
COUNTY OF **DAVIDSON** :

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Reza E. Soltani, Attorney in Fact, who does make oath as follows:

1. That by appointment dated **March 27, 1995**, which is of record in the Register's Office for **DAVIDSON** County, Tennessee, at Book **9632**, page **128** {or which is recorded simultaneous with the instrument to which this Affidavit is applicable} I, Reza E. Soltani was appointed as Attorney in Fact for, Arashmidos Sanati, the Principal, for the purposes set forth therein.

2. That to my best knowledge and belief: {1} the said Principal is alive and well; and, {2} that no instrument of revocation of my Power of Attorney has been delivered to me or filed for record in the Register's Office for said County, or at the time of the execution, in the principal's behalf, of the instrument to which this affidavit is applicable, and/or all other documents so executed on the Principal's behalf on this date; and, {3} I have not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability, or otherwise, or notice of facts so indicating the same.

Given under my hand this 13th **day of** **JULY**, 20 **01**.

Reza E. Soltani Affiant

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do certify that Reza E. Soltani, whose name is signed to the foregoing writing has acknowledged and sworn to the same before me in my jurisdiction aforesaid. **Sworn to and subscribed before me and given** under my hand on this 13th day of **JULY**, 20 **01**, at Nashville, Tennessee.

My Commission Expires: **10-25-2003**

Notary Public : Marbut Glenn Gaston, Jr.