Box 45A
Realty Title

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $111,000.00

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Affiant

Subscribed and sworn to before me, this 31st day of August, 2001.

Notary Public
My commission expires: 5/30/2004

Address of New Owner:	Send Tax Bills to:	Tax Information
Osman Choupannejad	CTX Mortgage Company	134-09-0139.00
3420 Bruner Court	PO Box 199114	
Nashville TN 37211	Dallas, TX 75219	

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, Lois M. Spence, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Osman Choupannejad and Fatemeh Hosseinpour, 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 Lot No. 116 on the plan of Woodland Hills, Phase Two, Section One, of record in Plat Book 7900, page 408, Register's Office for said County, to which said Plan reference is hereby made for a more complete description.

Being the same property conveyed to Lois M. Spence by deed from W. L. Bainbridge, Inc. of record in Book 10321, page 521, Register's Office for Davidson County, Tennessee.

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 improved property known as 3420 Bruner Court, Nashville, TN 37211

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 31st day of August, 2001.

Lois M. Spence

Lois M. Spence

Davidson County DEEDWARR
Recvd: 09/07/01 13:38 2pgs
Fees:13.00 Taxes:410.70

20010907-0097384

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lois M. Spence with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 31st day of August, 2001.

Catherine R. Vass
Notary Public

My Commission expires 5/30/2004

