21-1-917

Davidson County DEEDWARR
Recvd: 09/17/01 13:43 2pgs
Fees:13.00 Taxes:258.63

20010917-0100521

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$69,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF September, 2001.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-22-2005
(AFFIX SEAL)

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory L. Ballard 328 Nesbitt Lane Madison, TN 37115	New Owner	Map 42.08 Parcel 107

For and in 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,

Simin Vafaie Soroushazar also known as Simintaj Vafaie

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Gregory L. Ballard, 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. 3B OF THE ZONE LOT DIVISION OF LOTS 1 – 10, 15 – 24, AND 51 – 60, HERITAGE PLACE, OF RECORD IN PLAT BOOK 6250, PAGE 632, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MAHMOOD VAFAIE, UNMARRIED, BY DEED FROM LUCAS M. NIETO AND WIFE, MARY E. NIETO, DATED JULY 7, 1998, AND OF RECORD IN BOOK 11018, PAGE 668, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO SHIMIN VAFAIE SOROUSHAZ ALSO KNOWN AS SIMINTAJ VAFAIE, BY QUITCLAIM DEED FROM MAHMOOD VAFAIE, DATED JANUARY 27, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20000127-0008853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 632,Register's Office for Davidson County, Tennessee, including but not limited to a 25 foot minimum building setback line along the front of said lot, a 15 foot easement for utilities and drainage purposes along the rear of said lot, a utility anchor easement over the southeast 2½' X 20' of said lot, and an easement for sanitary sewer, ingress and egress across the north 15 feet of said lot.
3) Property is subject to Restrictive Covenants contained in Book 6148, Page 537, and Book 6250, Page 632, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 328 Nesbitt Lane, Madison, TN 37115
(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 hand(s) this 6th day of September, 2001.

Simin Vafaie Soroushazar

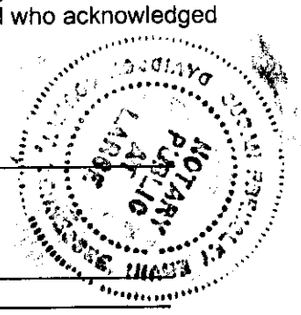
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Simin Vafaie Soroushazar also known as Simintaj Vafaie, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076