Davidson County DEEDWARR
Recvd: 11/29/01 09:50 2pgs
Fees:13.00 Taxes:322.27
20011129-0130496

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,100.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 21st day of November, 2001.

Notary Public

NOTARY PUBLIC AT LARGE Comm. Exp. 11-30-2002

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jasmine Phan and Quoc Nguyen
216 Cedarmont Circle - Unit 218
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 162-130-203.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hossein Tahriri** hereinafter referred to as Grantors, hereby transfers and conveys to **Jasmine Phan and Quoc Nguyen** hereinafter referred to as 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. 20 on the Plan of Monte Carlo, Section 2-C, as of record in Book 5200, page 66, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Hossein Tahriri, by Warranty Deed from John T. Bandy and Homer J. Beliles, of record in Book 11478, page 108, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 66, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5304, Page 888, Book 5161, page 945, Book 5196, page 649, Book 6061, page 628, Book 10037, page 431, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 216 Cedarmont Circle - Unit 218, 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 21st day of November, 2001.

Hossein Tahriri
Hossein Tahriri

Sedigheh, Tahriri BY.
Sedigheh Kholasseh Tahriri **
Hossein Tahriri
Attorney in fact (see Book 11478, Page 106)

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 Hossein Tahriri and wife, Sedigheh Kholasseh Tahriri ** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2001.

Notary Public

NOTARY PUBLIC AT LARGE

11-22-05
My Commission Expires

**Sedigheh Kholasseh Tahriri joins in this instrument to convey any and all Marital interest she has in said Property.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for siad County and State, Hossein Tahriri, with whom I am personally acquainted and who proved himself to be the attorney in fact of Sedigheh Kholasseh Tahiri and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-22-05

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