This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/14/01 10:02 2pgs
Fees:13.00 Taxes:388.50
20011214-0138229

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Sakineh Baneadam 124 & 126 Tusculum Road Antioch, TN 37013	SAME	162-07-0-128.00

WARRANTY DEED

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, **Ray G. Grass and Mary Anne Grass, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Sakineh Baneadam,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Antioch Park, Section 6-A, as of record in Book 4955, page 94, Register's Office for said County.
>
> Said Lot No. 6 fronts 70 feet on the northerly margin of Tusculum Road, and extends back 142.00 feet on the easterly line, and 171.20 feet on the westerly line, to a line on the rear on which it measure 77.60 feet.
>
> Title to the land hereinafter described is vested in Ray G. Grass and wife Mary Anne Grass by deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 5609, page 457, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. All matters of record in Book 4955, page 94, RODC, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This improved property is known as:

124 & 126 Tusculum Road, Antioch, TN 37013.

WITNESS OUR HANDS THIS 6th DAY OF DECEMBER, 2001, IN BRENTWOOD, TENNESSEE.

RAY G. GRASS

MARY ANNE GRASS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Ray G. Grass and wife, Mary Anne Grass, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 6th day of December, 2001.

Notary Public

My Commission Expires: 3/26/03

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 6th day of December, 2001, in Brentwood, Tennessee.

Notary Public

My Commission Expires: 3/26/03