Davidson County DEEDWARR
Recvd: 12/29/01 08:47 2pgs
Fees:13.00 Taxes:358.90
20011229-0144450

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00.

Affiant

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

Notary Public

My Commission Expires: 11-22-05

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:
Brian Brown and Amy R. Brown
4995 Barella Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 148-15-7

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, **Hamid R. Medhiyar and wife, Helen Tahriri-Medihyar and Hossein Tahriri, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Brian Brown and Amy R. Brown, husband and wife,** 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. 21 on the Plan of Haywood Hills, Section One, of record in Book 4460, page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Hamid R. Mehdiyar and wife, Helen Mehdiyar and Hossein Tahriri, unmarried, joint tenants with right of survivorship, by Quitclaim Deed from David J. Waynick, Trustee, of record at Instrument #2000 111501 13113, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, Page 156, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4691, page 667; Book 4691, page 670; Book 4835, page 133; Book 4851, page 461; and Book 4882, page 842, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register' s Office.

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.

Encroachment of house over 5-foot drainage easement, as shown on the Mortgage Loan Inspection prepared by John Kohl and Company, P.C., dated June 15, 1999.

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 4995 Barella Drive, Antioch, Tennessee 37013.

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 December, 2001.

Hamid R. Medhiyar

Helen Tahriri-Medihyar

Hossein Tahriri

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 Hamid R. Medhiyar and Helen Tahriri-Medihyar and Hossein 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 December, 2001.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE

04547-BW