Davidson County DEEDWARR
Recvd: 02/20/02 11:20 2pgs
Fees:13.00 Taxes:247.90

20020220-0021558

WARRANTY DEED

L-LM-02-4425

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Laura Glenn

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 13th DAY OF February, 2002.

Laura Shoun
Notary Public

MY COMMISSION EXPIRES: 3/3/04

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fereidoon Davachi	Same	
4425 Westlawn Drive, Unit C-305 (ADDRESS)	(NAME) (ADDRESS)	103-08-A-60CO
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we VINCENT R. PEACH AND JAMES L. PEACH AND WIFE, VENETIA PEACH, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FEREIDOON DAVACHI AND WIFE, ASHRAF JALLILNEZHAD, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit C-305 on the plan of Westlawn Green of record in Book 5200, pages 20-24, Register's Office for said County, to which plan and record thereof reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vincent Peach and James L. Peach and wife, Venetia Peach by deed of record in Book 10997, page 669, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Book 5238, page 863; Book 5266, page 22, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4425 Westlawn Drive, Unit C-305, Nashville, Tennessee 37209
(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/our hand(s) this 13th day of February, 2002.

Vincent R. Peach

James L. Peach by Vincent R. Peach, attorney-in-fact

Venetia Peach by Vincent R. Peach, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of February 2002, before me personally appeared Vincent R. Peach to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February 2002.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-30-04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of February 2002, before me personally appeared Vincent R. Peach to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James L. Peach and Venetia Peach, and acknowledged that they executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 13th day of February 2002.

NOTARY PUBLIC

My Commission Expires: 5-30-04

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2000 Glen Echo Road, Suite 209
Nashville, TN 37215