Davidson County DEEDWARR
Recvd: 03/11/02 09:41 2pgs
Fees:13.00 Taxes:203.50
20020311-0029906

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Siamak Kadivar and Nahid Fathiamirkhiz
7124 Poplar Creek Trace
Nashville, TN 37221

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 133-1
PARCEL 19.00
06DA-37496

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Katherine L. Colson, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Siamak Kadivar and wife, Nahid Fathiamirkhiz. as tenants by the entirety, 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:

> BEING Lot No. 18, on the Plan of Coleman's Subdivision of Radner College, of record in Book 547, Page 181, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Katherine L. Colson by deed from John Gleaves, Trustee, of record in Book 10539, Page 931, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 2002 have been pro-rated and assumed by Grantees.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Kimberly K. Colson executed this instrument on behalf of Katherine L. Colson pursuant to a Power of Attorney of record in INST: 200203 11 -0029905, said Register's Office.

This is improved property known as 509 Drake Avenue, 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 Siamak Kadivar and wife, Nahid Fathiamirkhiz, their heirs and assigns, forever; and I, Katherine L. Colson, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 5th day of March, 2002.

Katherine L. Colson by Kimberly K. Colson Atty in fact.
Katherine L. Colson
by: Kimberly K. Colson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Kimberly K. Colson executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 5th day of March, 2002.

Notary Public

My Commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of March, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004