Davidson County DEEDWARR
Recvd: 04/16/02 13:51 2pgs
Fees:13.00 Taxes:367.18

20020416-0047155

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Return to:
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027
B-2711

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***99,238.00

Mary Bennie Wilson
Affiant

Subscribed and sworn to before me this 12th day of March, 2002.

Rachael Ann Alley
Notary Public

My Commission Expires: 7-24-04

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

ADDRESS OF NEW OWNER

MOJTABA RABIEI
3933 Creekside Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO

CTX Mortgage
PO BOX 199077
Dallas, TX 75219-9077

MAP & PARCEL NOS.

MAP 148-13
PARCEL 45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY NINE THOUSAND TWO HUNDRED THIRTY EIGHT AND 00/100 ($***99,238.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, THE COMMUNITY BANK, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MOJTABA RABIEI, married, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 63 on the Plan of Section Five, Locustwood, of record in Plat Book 2663, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to The Community Bank by Trustee's Deed from Danny J. Herron, Trustee, of record as Instrument No. 20020111-0004355 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3933 Creekside Drive, Nashville, Tennessee 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 GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Section Five, Locustwood, of record in Book 2663, page 43, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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.

WITNESS my hand this 11th day of March, 2002, the corporation having caused its name to be signed hereto by its duly authorized officer on said day and date.

THE COMMUNITY BANK

BY: Mary Bennie Wilson
Mary Bennie Wilson
Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Bennie Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executive Vice President of The Community Bank, the within named bargainor, a corporation, and that she as such Executive Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as Executive Vice President.

WITNESS my hand and official seal this 11th day of March, 2002.

Mitchell A Watts
Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee