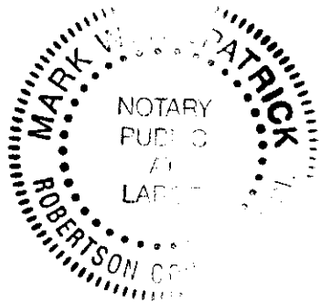
27A
1 of 2

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00
Saeid Hamidy
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF April 2002
Notary Public
MY COMMISSION EXPIRES: April 26, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saeid Hamidy (NAME)	New Owner (NAME)	148 3
3313 Ezell Pike (ADDRESS)	(ADDRESS)	2
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	5DU 14626

FOR AND 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, Katayoun Jafarian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Saeid Hamidy, married

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:

Land lying and being in the 5th Civil District of Davidson County, Tennessee; property being described in Book 6712, page 161, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the center of Ezell Road, said point being 450 feet, more or less, south of the intersection of said road and Antioch Pike; thence N 86 deg W 245 feet, more or less, to a point; thence southerly 109 feet, more or less, to a point; thence S 86 deg E 245 feet, more or less, to the center of Ezell Road; thence along the center of said road N 4 deg E 108 1/2 feet, more or less, to the point of beginning, according to a survey by John Kohl, dated May 4, 1990, License No 100, 400 7th Avenue S, Nashville, TN 37203.

Being the same property conveyed to Katayoun Jafarian and by deed from Theresa Dale Blair and husband, Randy Blair of record in Book 10985, page 991, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Davidson County DEEDWARR
Recvd: 05/02/02 08:32 2pgs
Fees:13.00 Taxes:444.00



20020502-0053803

unimproved ( )
This is improved (X) property, known as 3313 Ezell Pike, Nashville, Tennessee 37211
(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 hand this 26th day of April, 2002

Katayoun Jafarian

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 Katayoun Jafarian

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of April, 2002

Commission expires April 26, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.