Davidson County DEEDWARR
Recvd: 05/21/02 14:53 2pgs
Fees:13.00 Taxes:776.63

20020521-0062021

THIS INSTRUMENT PREPARED BY:
Afshin Yazdian, Esq.
2834 Azalea Place
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Anthony R. Perretta, Jr.
828 North Woodstone Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Franklin Financial Mortgage, Inc.
110 3rd Ave N
Franklin Tn 37064

MAP-PARCEL NOS.
Map 172
Group 03A
Parcel No. 98

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Hamid R. Toloogolzari**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anthony R. Perretta, Jr. and wife, Jennifer S. Perretta**, hereinafter called the Grantee, their heirs, representatives and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 98 on the Plan of The Woodlands, Phase 1, a Planned Unit Development, of record in Plat Book 6900, Page 498 & 499, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Hamid R. Toloogolzari by Warranty Deed from Mohammad Taghi Oftadeh, of record in Instrument Number 200105080047355, Register's Office for Davidson County, Tennessee.

This conveyance is subject to for the year 2002 and subsequent years and all matters of record including restrictions, easements, declarations, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 828 North Woodstone Drive, Nashville, Tennessee 37211

THIS PROPERTY IS NOT NOR EVER HAS BEEN THE PRIMARY RESIDENCE OF HAMID R. TOLOOGOLZARI.

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, their heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 Grantee, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 15th day of May, 2002.

Hamid R. Toloogolzari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hamid R. Toloogolzari, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~they~~ executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and official seal, this 15th day of May, 2002.

CHRISTOPHER M. CORRINEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public

My Commission Expires: June 18th, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $209,900.00.

Affiant

Subscribed and sworn to before me this
15th day of May, 2002.

CHRISTOPHER M. CORRINEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public

My commission expires: June 18th, 2005