WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/02 10:27 2pgs
Fees:13.00 Taxes:103.60

20020528-0064117

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 28,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF May 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-30-2007

THIS INSTRUMENT PREPARED WITHOUT SEARCH FROM DOCUMENTS FURNISHED BY GRANTEE BY: Robert B. Young, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Mahmoud Afshari, et als	Same	Map 71-11
1506 B Dickerson Rd.		Parcel 287
Nashville, TN 37207		12DZ-96627

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, I, **JAMSHID MAGHAMI**, AN OWNER OF ¼ UNDIVIDED INTEREST IN SUBJECT PROPERTY, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAHMOUD AFSHARI**, MY ¼ UNDIVIDED INTEREST, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Dickerson Road Partnership Subdivision, of record in Plan Book 6250, Page 187, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Malek Faradjisis, Mahmoud Afshari, Jamshid Maghami and Khosrow Saeedpour by Warranty Deed as tenants in common from Roy Lee Rippy and wife, Peggy Ann Rippy, of record in Book 6499, Page 309, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

1506 B Dickerson Road, Nashville, Tennessee 37207
(House Number) (Street) (City) (State) (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 GRANTEE, his heirs and assigns, forever; and I do covenant with said GRANTEE that I am 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 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 GRANTEE, his 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 hands this 21st day of May 2002.

JAMSHID MAGHAMI - Seller

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 **Jamshid Maghami**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May 2002.

NOTARY PUBLIC

My commission expires: January 30, 2007