22-1-401

E.LO

PREPARED BY: + Return to:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 06/25/02 13:53 2pgs
Fees:13.00 Taxes:791.79
20020625-0076218

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **June, 2002** by and between **Hamid Doust and Azadeh Jafari, as tenants in common** , herein after referred to as GRANTOR, and **David L. Fausett and Nichol L. Fausett** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 15, as shown on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, Pages 339-347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Hamid Doust and Azadeh Jafari, as tenants in common, by Warranty Deed from Lee Chira, Trustee, of record in Book 10957, Page 559, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 6520 Chessington Drive, Nashville, Tennessee 37221

** By marriage, now known as Azadeh Jafari Shahhosseini.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Hamid Doust
Hamid Doust
Signature of Seller

Azadeh Jafari
Azadeh Jafari
Signature of Seller

By Zahsh
Attorney-in-fact POA

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Hamid Doust**, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **14th** day of **June, 2002.**

Carrie E. Hughes
Notary Public

My Commission Expires: 8/22/05

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this **14th** day of **June, 2002** before me personally appeared ZABOLLAH SHAHHOSSEINI, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of AZADEH JAFARI SHAHHOSSEINI, and acknowledged that he/she executed the same as the free act and deed of said AZADEH JAFARI SHAHHOSSEINI

Witness my hand, at office, this **14th** day of **June, 2002.**

Carrie E. Hughes
Notary Public

My Commission Expires: 8/22/05

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

Name and Address of Property Owner:
David L. Fausett and Nichol L. Fausett
6520 Chessington Drive, Nashville, Tennessee 37221

Send Tax Statements to:
THE BANK OF NASHVILLE
401 CHURCH STREET, NASHVILLE, TN 37219

MAP AND PARCEL--155-080-C-015.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$213,997.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **June, 2002.**

Carrie E. Hughes
Notary Public

My Commission Expires: 8/22/05

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

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