WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/02 14:08 4pgs
Fees:23.00 Taxes:92.50

20020711-0083659

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Seyed M. B. Shahebrahimi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 2002

Deanie L. Gregory
NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115
My Commission Expires MAR. 25, 2006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Seyed M. B. Shahebrahimi (NAME)	SAME AS NEW OWNERS (NAME)	MAP 119-2
and Shohreh Hassanzadeh 5 parcels Rose Avenue (ADDRESS)	(ADDRESS)	PARCELS: 272;273
128 Haverford Drive Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	274;275 AND 286
Nashville, TN 37205		

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, James L. Wilson and Gregory P. Frye

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Seyed M. B. Shahebrahimi and Shohreh Hassanzadeh, a one-half undivided interest each as tenants incommon

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:

Tract 1: Parcel 286

Land in Davidson County, Tennessee, Being Lot No. 57 in W.G. Thuss' Addition to Nolensville Pike as of record in Book 332, Page 149, said Register's Office. Said Lot fronting 50 feet on the North side of Oriel Street and extending Northwardly 150 feet between parallel lines.

Being part of the same property conveyed to James L. Wilson and Gregory P. Frye, as joint tenants with right of survivorship from Margaret O. Giles by Warranty Deed Book 5783, Page 44, Register's Office for Davidson County, Tennessee.

Tract 2: Parcel 272

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of the Subdivision of the east part of Mrs. Gray's Property, not of record, described according to a survey made by W.B. Southgate, Surveyor, September 24, 1925, as follows:
Beginning on the southerly margin of Rose Avenue at a point 397 1/2 feet West of the westerly margin of Wickson Avenue, being the corner of Lots Nos. 8 and 9; thence with the line between said two lots, southwardly 166 feet; thence North 86 1/2 degrees, West 50 feet to the corner of Lots Nos. 9 and 10; thence with the line between said two lots northwardly 166 feet to the southerly margin of Rose Avenue; thence with said Avenue eastwardly 50 feet to the beginning.

unimproved (x) (Par.286) Tract 1: Oriel Ave. CONTINUED , Nashville, TN 37210
This is improved ( ) property, known as 4. parcels Rose Avenue, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
343 Rose; 337 Rose; 339 Rose and 341 Rose
(Par. 272) (Par.275) (Par.274) (Par.273)

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 our hand s this 9th day of July 2002

James L. Wilson

Gregory P. Frye

By James L. Wilson
James L. Wilson, Attorney-in-Fact

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 James L. Wilson ~~and Gregory P. Frye~~

the bargainor s, 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 Madison, Tennessee, this 9th day of July, 2002.

Commission expires March 25, 2002

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2002, before me personally appeared James L. Wilson to me known to be the person who executed the foregoing instrument on behalf of Gregory P. Frye and acknowledged that he executed the same as the free act and deed of the said Gregory P. Frye.

Witness my hand and official seal at Madison, Tennessee, this 9th day of July, 2002.

Commission expires: 3/25/06

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to James L. Wilson and Gregory P. Frye, from The Metropolitan Government of Nashville and Davidson County, by Quitclaim Deed in Book 5842, Page 419, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED THEREFROM is a portion of said property conveyed to the State of Tennessee in Book 4371, Page 271, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Plan of the Subdivision of the east part of Mrs. Gray's Property, not of record.

Beginning at a point in the southerly margin of Rose Avenue said point being the northwest corner of Lot No. 8. 397 1/2 feet more or less west of the west margin of Wickson Avenue thence with the west boundary of said Lot No. 8 southwardly 143.1 feet to a point; thence South 59 degrees, 35 minutes West 39.6 feet to a dead line; thence with said dead line westwardly 18 feet to the southeast corner of Lot No. 10 on said plan; thence with the easterly boundary of Lot No. 10, Northwardly 166 feet to the southerly margin of Rose Avenue; thence with said margin Eastwardly 50 feet to the point of beginning and containing 0.182 acre.

Tract 3: Parcel 273

Land in Davidson County, Tennessee, being Lots No. 7 and 8 in the Subdivision of Mrs. Annie E. Gray's Property, being a subdivision of Lot No. 35 and the east part of Lot No. 36 on the Plan of the Cumberland Nurseries as of record in Book No. 161, Page 112, said Register's Office.
Said Lots begins at a point 297.6 feet westerly from the southwest corner of Rose Avenue to a point; thence at right angles Southwardly 166 feet to a point; thence at right angles easterly 100.6 feet to a point; thence at right angles Northwardly 166 feet to the beginning.

Being part of the property conveyed to James L. Wilson and Gregory P. Frye, as joint tenants with right of survivorship. by Warranty Deed from Margaret Q. Giles of record in Book 5783, Page 44, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of said property conveyed to the State of Tennessee as of record in Book 4375, Page 969, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being parts of Lots 7 and 8 on the Plan of the Subdivision of Mrs. Annie E. Gray's Property as of record in Book 161, Page 112, Register's Office of Davidson County, Tennessee.
Beginning at a point in the southerly margin of Rose Avenue said point being James M. Bell's northwest corner; thence with Bell's westerly boundary line southwardly 103.8 feet to a point; thence South 59 degrees, 35 minutes West 68 feet to a point in Paul Holladay's east boundary; thence with said boundary northwardly 143.1 feet to the said margin of Rose Avenue; thence with said margin eastwardly 55 feet, more or less, to the point of beginning and containing 0.156 acres.

Tract 4: Parcel 274

Land in Davidson County, Tennessee, being the easterly 45 feet of Lot No. 7 in the Subdivision of Mrs. Annie E. Gray's property being a subdivision of Lot No. 35 and the east part of Lot No. 36 on the Plan of Cumberland Nurseries, as of record in Book 161, Page 112, Register's Office for said County.
Said part of Lot No. 7 fronts 45 feet on the southerly side of Rose Avenue and runs back between parallel lines 166 feet to a dead line.

LEGAL DESCRIPTION CONTINUATION

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is that portion of said property conveyed to the Sate of Tennessee By Willie Mai Woodroof and husband, William E. Woodroof as of record in Book 4415, Page 373, and re-recorded in Book 4540, Page 539, said Register's Office described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 7 in the Subdivision of Mrs. Anne E. Gray's property as of record in Book 161, Page 112, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Rose Avenue said point being the northwest corner of Coulter M. Baggett's Property; thence with Baggett's west boundary southwardly 71.6 feet to a point; thence South 59 degrees, 35 minutes West 55.6 feet to Fred Giles' east boundary; thence with said boundary northwardly 103.8 feet to the southerly margin of Rose Avenue; thence with said margin eastwardly 45 feet to the point of beginning and containing 3,946 square feet.

Being the same property conveyed to James L. Wilson and Gregory P. Frye as joint tenants with right of survivorship from Willie Mai Woodroof by Warranty Deed as of record in Book 5783, Page 50, Register's Office for said County.

Tract 5: Parcel 275

Land in Davidson County, Tennessee, Being Lot No. 6 on the Plan of a Subdivision of the east part of Mrs. Gray's property made by W. B. Southgate, Surveyor, not of record, and being part of Lot No. 35 on the Map of Cumberland Nurseries, as of record in Book 161, Page 112, said Register's Office.

Said Lot No. 6 fronts 50 feet on the southerly side of Rose Avenue and runs back between parallel lines parallel with, and 247 feet 6 inches westerly from the westerly margin of Wickson Avenue 166 feet to a dead line.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLEY EXCLUDED THEREFROM, is that portion of said property conveyed to the State of Tennessee by Coulter M. Baggett et ux Bertha Pauline Baggett as of record in Book 4372, Page 573, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the Subdivision of Mrs. Gray's Property, not of record, described as follows:

Beginning at a point in the southerly margin of Rose Avenue, said point being James M. Bell's Northeast corner: thence with said margin eastwardly 50 feet to Roy A. Hickman's Northwest corner: thence with Hickman's West boundary, southwardly 35.8 feet to a point; thence South 59 degrees, 35 minutes West 61.8 feet to the said Bell's east boundary; thence with said boundary northwardly 71.6 feet to the point of beginning and containing 2,685 square feet.

Being the same property conveyed to James L. Wilson and Gregory P. Frye, as joint tenants with right of survivorship by Warranty Deed from Coulter M. Baggett et ux Bertha Pauline Baggett as of record in Book 5783, Page 47, Register's Office for Davidson County, Tennessee.