Davidson County DEEDWARR
Recvd: 07/12/02 15:43 3pgs
Fees:18.00 Taxes:518.00

20020712-0084306

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES 1-18-06

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mohammad Reza Shams, a single man
(NAME)

4088 Murfreesboro Pike
(STREET ADDRESS OR ROUTE NUMBER)

Antioch, Tennessee 37013
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
Wells Fargo Mortgage, Inc.
(NAME)

4456 Corporation Lane, STE 100
(STREET ADDRESS)

Virginia Beach, VA 23462
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
172-73

175000 072.00

FOR AND IN 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, Carl F. Davis, a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohammad Reza Shams, a single man, 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 4088 Murfreesboro Pike, Antioch, TN 37013.

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. Whenever 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/our hand(s) this 20th day of May, 2002.

Carl F. Davis by Brenda Carol Nettles, POA

Carl F. Davis by Brenda Carol Nettles, POA

STATE OF ~~TENNESSEE~~ TEXAS

COUNTY OF ~~Davidson~~ LIMESTONE }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Brenda Carol Nettles, attorney-in-fact for Carl F. Davis , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of May, 2002.

My Commission Expires: 01-24-04 Notary Public

Prepared by & Return to

Smith Sholar Associates PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

Land in the 2nd Civil district of Davidson County, Tennessee described according to a survey made November 21 1980 by John Kohl and Company, Land Surveyors, as follows:

BEGINNING at a fence post on the northeasterly margin of Murfreesboro Road, about 0.5 miles, more or less, from Old Hickory Boulevard, thence leaving said Murfreesboro Road, North 9 degrees 52 minutes 40 seconds East 390.41 feet to an iron pipe, thence South 56 degrees 38 minutes 27 seconds East 445.44 feet to an iron pipe at the edge of a gravel drive, thence South 28 degrees 38 minutes 05 seconds West 427.38 feet to an iron pipe in the northeasterly margin of Murfreesboro Road, thence with the margin of said road North 44 degrees 51 minutes 07 seconds West 332.09 feet to the point of beginning containing 3.39 acres, more or less.

Being the same property conveyed to Carl F. Davis, by Deed of Record in Book 11738, Page 650, Register's Office for Davidson County, Tennessee.
The signature of Carl F. Davis is signed by his/her duly appointed Attorney-in-fact Brenda Carol Nettles, pursuant to the Power of Attorney recorded as Instrument # 20020508-0056560, Register's Office for Davidson County, Tennessee.
Carol F. Davis and Carl Franklin Davis, III is one and the same person