| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Mahan Janbakhsh<br>3001 Nolensville Road<br>Nashville, Tennessee 37211 | Same as New Owner | Map 119-13<br>Parcel 125 |
| This instrument prepared by: Hix & Gray, PLC<br>315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238 | | |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THOUSAND and NO/100 ($290,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **AMIR K. NAJAFABADI and wife, DALE HOOPER KARSHENAS,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **MAHAN JANBAKHSH,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Map of College Heights Plan, as of record in Book 332, page 19, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1 and 2 front together on the westerly side of Nolensville Road and run back between parallel lines 160 feet more or less to a 10-foot alley. Less 50 square feet dedicated to State of Tennessee for highway purposes as of record in Book 2021, page 406, said Register's Office, therein more particularly described.

Being the same property conveyed to Amir K. Najafabadi and wife, Dale Hooper Karshenas, by Warranty Deed from Union Planters Bank, N.A., formerly known as Union Planters Bank of Middle Tennessee National Association, of record in Book 10878, page 257, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 332, page 19, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 3001 Nolensville Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto,

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Fees:13.00 Taxes:1073.00
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the Grantors paying to the Grantee their proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 2nd day of August, 2002.

**AMIR K. NAJAFABADI**

**DALE HOOPER KARSHENAS**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public, Amir K. Najafabadi and wife, Dale Hooper Karshenas, 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 seal, this 2nd day of August, 2002.

Notary Public

My Commission Expires: 9/25/2002

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $290,000.00.

AFFIANT

Subscribed and sworn to before me, this 2nd of August, 2002.

NOTARY PUBLIC

My Commission Expires: 9/25/2002