Davidson County DEEDWARR
Recvd: 08/06/02 08:07 3pgs
Fees:18.00 Taxes:518.00
20020806-0094106

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Faran Ferdowsi and Talieh Ferdowsi	New Owner	Map 145-05
5609 Cottonport Drive		Parcel 022.00
Bremtwood, TN 37027		11133

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **David S. Harkness and wife, Betty G. Harkness** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Faran Ferdowsi and wife, Talieh Ferdowsi** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain tract of land known as Lot 28 on the Plan of Treemont as of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee and described more fully as follows:

Beginning at a point being the most southeasterly corner of Lot 38 on the Plan of Treemont, of record as aforesaid; thence, South 88 degrees 37' 00" East 53.31 feet to a concrete monument; thence, North 77 degrees 39' 32" East 201.36 feet to a point; thence North 26 degrees 08' 17" West 338.21 feet to a point; thence southwardly along a curve having a radius of 221.81 feet and a tangent of 125.00 feet, 118.63 feet to a point; thence, South 11 degrees 21' 51" West, 245.44 feet to the point of beginning. Containing 1.07 acres, more or less.

Being the same property conveyed David S. Harkness and wife, Betty G. Harkness, by deed from Bruce D. Sullivan, of record in Book 10524, page 412, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 4954 Tyne Ridge Court, Nashville, TN 37220.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Book 6250, page 895-897, said Register's Office.
3. Restrictive Covenants contained in Book 1066, page 274, said Register's Office.
4. Easement Agreement of record in Book 6833, page 633, said Register's Office.
5. By-Laws of record in Book 6833, page 653, said Register's Office.
6. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 6833, page 594, Book 6833, page 601, as amended in Book 8259, page 498, said Register's Office.

[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 26th day of July, 2002.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of July, 2002.

David S. Harkness

Betty G. Harkness

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 **David S. Harkness and wife, Betty G. Harkness**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of **July**, 2002.

Notary Public

My Commission Expires: 2-19-03