PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref 43641
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/08/02 14:30 4pgs
Fees:23.00 Taxes:1036.00
20020808-0095815

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Shohreh Hassanzadeh (50% ownership)<br>Baba Namjoupanah and spouse,<br>Zahra Ghadimi<br>9439 Gentlewind Drive<br>Brentwood, TN 37027 | SAME |

**TAX MAP-PARCEL NUMBERS:** 147-7-45

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$280,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **ITCO Properties, a Tennessee partnership**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shohreh Hassanzadeh, a 55% undivided interest and Baba Namjoupanah and spouse, Zahra Ghadimi, a 45% undivided interest as tenants by the entireties; the said 55% and 45% interests, as to each other, to be as tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 on the Map of T. C. Cook's Resubdivision of part of the B. F. Cook Old Home Place, as of record in Book 547, page 163, Register's Office for said County.

Said Lots adjoin and front 100 feet on the west side of Nolensville Turnpike and runs back between lines 283.8 feet on the northerly line of Lot No. 3 and 292.9 feet on the southerly line of Lot No. 4 to a dead line in the rear on which they measure 100 feet.

Being the same property conveyed to ITCO Properties, a Tennessee partnership by deed from International Transtech Corporation of record in Book 6792, page 344, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547 Page 163, said Register's Office, to which plan reference is marc for a more complete description.

**This is improved property, known as: 4317 Nolensville Pike, Nashville, Tennessee 37211**

This instrument is executed on behalf of James S. Lattimore, Jr. by R. Michael Cain as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 22nd day of July, 2002.

**ITCO Properties, a Tennessee partnership**

R. Michael C.

BY: R. Michael Cain, Partner

**ITCO Properties, a Tennessee partnership**

D K. Morg

By: David K. Morgan, Partner

**ITCO Properties, a Tennessee partnership**

James S. Lattimore, Jr.

**By:** James S. Lattimore, Jr By: R. Michael Cain, Attorney in fact

**ITCO Properties, a Tennessee partnership**

Travis H. Graham, Trustee

**By:** TM & C ITCO Trust By: Travis H. Graham, Trustee

**State of Tennessee**
**County of Williamson**

Before me the undersigned authority, personally appeared R. Michael Cain, to me known (or proved to me on the basis of satisfactory evidence), to be partner(s) of **ITCO Properties, a Tennessee partnership** the within named bargainor, a partnership, and acknowledged the execution of the foregoing instrument as such partner(s) for the purposes therein contained.

Witness my hand and official seal on July 22, 2002

Notary Public

My Commission Expires: 5/30/04

*(If Authorized)*

*(Seal Required)*

PERCY WILKINS, JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **R. Michael Cain** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of James S. Lattimore, Jr., as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2002

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

## EXHIBIT "A"
**To**
**Warranty Deed**

**FROM: ITCO Properties, a Tennessee partnership**

**TO: Shohreh Hassanzadeh (50% ownership) and Baba Namjoupanah and spouse, Zahra Ghadimi (50% ownership)**

State of Tennessee
County of Williamson

## AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

**R. Michael Cain, Affiant**

Sworn to and subscribed before me this
22nd day of July, 2002

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

**State of Tennessee**
**County of Williamson**

Before me the undersigned authority, personally appeared David K. Morgain, to me known (or proved to me on the basis of satisfactory evidence), to be partner(s) of **ITCO Properties, a Tennessee partnership** the within named bargainor, a partnership, and acknowledged the execution of the foregoing instrument as such partner(s) for the purposes therein contained.

Witness my hand and official seal on July 22, 2002.

Notary Public

My Commission Expires: 5/30/04

*(If Authorized)*

*(Seal Required)*

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**State of Tennessee**
**County of Williamson**

Before me the undersigned authority, personally appeared Travis H. Graham., Trustee, of TM & C ITCO Trust to me known (or proved to me on the basis of satisfactory evidence), to be partner(s) ITCO PROPERTIES, a Tennessee partnership of the within named bargainor, a partnership, and acknowledged the execution of the foregoing instrument as such partner(s) for the purposes therein contained.

Witness my hand and official seal on July 22, 2002.

Notary Public

My Commission Expires: 5/30/04

*(If Authorized)*

*(Seal Required)*

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**State of** TENNESSEE

**County of** WILLIAMSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $280,000.00

Affiant

Sworn and subscribed before me this the 22nd day of July, 2002.

Notary Public

My Commission Expires: 3/25/06

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

*WIdoc: Deed Wty- 12/92*