WARRANTY DEED

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires JUN. 28, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF August, 2002

Hugh B. Shoulders Jr.
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc.
125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly M. Reese (NAME)	ABN AMRO Mortgage Group, Inc. (NAME)	165-13-A-8
4229 Laurenwood Drive (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Troy, MI 48084 (CITY) (STATE) (ZIP)	

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, Reza M. Ahmadi and wife, Najmeh Chaharlang Bakhtiari

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly M. Reese, unmarried

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:

Land in Davidson County, Tennessee being Lot No. 325 on the Plan of Section 6 Peppertree Forest, P.U.D. as of record in Book 7900, Page 572, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

The Subject property is part of a planned unit development and is subject to Declaration of covenants, restriction and conditions as of record in Book 8757, page 607, amended in Book 9004, page 514, Book 9157, page 711, and by-laws of th Pepper Tree Forest Homeowners Association as of record in Book 8757, page 623, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Reza M. Ahmadi by deed dated 12-31-93, from Allen Earps Builders, Inc., filed for record on 04-06-94, in Book 9213, page 440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) restrictions of record in Book 8757, Page 607 and amended in Book 9004, Page 514 and in Book 9157, Page 711, said Register's Office; (2) By-Laws of record in Book 8757, Page 623, said Register's Office; (2) all matters appearing on the Plan of record in Plat Book 7900, Page 572, said Register's Office, including any restrictions ancillary thereto; (3) applicable governmental and zoning regulations; (4) taxes that have been assumed by the Grantee herein.

Najmeh Chaharlang Bakhtiari joins in this conveyance for the purpose of conveying and right, title or interest she may have in subject property as the spouse of Reza M. Ahmadi.

unimproved ( )
This is improved ( ) property, known as 4229 Laurenwood Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 12th day of August, 2002

Reza M. Ahmadi

Najmeh Chaharlang Bakhtiari

Davidson County DEEDWARR
Recvd: 08/20/02 13:41 2pgs
Fees:13.00 Taxes:419.95

20020820-0100627

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 Reza M. Ahmadi and Najmeh Chaharlang Bakhtiari

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of August 2002.

Commission expires _____

Hugh B Shoulders, Jr.
Notary Public

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires JUN 28, 2005

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 so 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