407

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **SP41194**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/02 15:46 2pgs
Fees:13.00 Taxes:707.07

20020820-0100837

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$191,100.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **19th DAY OF AUGUST, 2002.**

Notary Public

MY COMMISSION EXPIRES: 7/26/05

W. B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

My Commission Expires July 26, 2003

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ROZA M. AHMADI and **NAJMEH C. BAKHTIARI** **7856 Highway 100** **Nashville, Tennessee 37221**	CAVALRY BANKING 114 WEST COLLEGE STREET MURFREESBORO, TN 37130	**156-110**

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, DANIEL A. VAN BRACKLE and wife, CYNTHIA L. VAN BRACKLE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROZA M. AHMADI and NAJMEH C. BAKHTIARI**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Being a Parcel or Tract of Land in the 9th Civil District, County of Davidson, Tennessee, to-wit: As described on a boundary Survey dated July 1979, prepared by Turner Engineering Company Job No. 20-79 and further described according to a mortgage loan inspection by John Kohl and company, dated February 19, 1999 as follows:

BEGINNING at an iron pin in the northerly right-of-way of State Highway 100, said iron pin being in the southwesterly corner of Lot 8, as shown on said Turner survey; thence with the northerly right-of-way of State Highway 100, having a right-of-way width of 66 feet, South 53 degrees 30 minutes West a distance of 150.00 feet to an iron pin; thence leaving said right-of-way and with the easterly line of Lot 10 as shown on said turner survey, N. 36 degrees W a distance of 291.0 feet to an existing iron pin; thence leaving the easterly line of Lot 10 as shown on said Turner survey, N 150 feet, more or less, to an existing iron pin; thence with the westerly line of J. E. Moore property South 35 degrees 58 minutes 11 seconds East a distance of 289.9 feet to the point of beginning, and containing one acres, more or less.

Being the same property conveyed to Daniel A. Van Brackle and wife, Cynthia L. Van Brackle by deed from Federal National Mortgage Association, of record in Book 11419, page 485, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property, known as **7856 Highway 100, Nashville, Tennessee 37221**
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 OUR HANDS THIS 19th DAY OF AUGUST, 2002.

X _____
DANIEL A. VAN BRACKLE

X Cynthia L. VanBrackle
CYNTHIA L. VAN BRACKLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 16th day of August, 2002, before me personally appeared DANIEL A. VAN BRACKLE and wife, CYNTHIA L. VAN BRACKLE, the bargainors, 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 official seal at Nashville, Tennessee, this the 19TH day of August, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 3/25/06