WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires October 25, 2003

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/16/02 10:36 2pgs
Fees:13.00 Taxes:1217.30

20020916-0112315

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Jo Kauffman	AMSOUTH BANK	158-00-0-075.00
(NAME) 1713 Old Hickory Blvd.	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Birmingham Alabama 35244	
(CITY) (STATE) (ZIP)	(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, Agnes M. Azimzadeh and spouse Djavad M. Azimzadeh , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emma Jo Kauffman , 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:

Being Lot No. 82 on the Plan of Laurelwood, as of record in Plat Book 4460, Page 121, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Said Lot No. 82, which is a corner lot, fronts 321.06 feet on the southerly margin of Old Hickory Boulevard and fronts 379.02 feet on the northeasterly margin of Kingsbury Dr, said frontages being joined by a curve having a length of 43.19 feet, and extends back 239.00 feet on the easterly line and 190.00 feet on the southeasterly line, to a point of intersection.

Being the same property conveyed to Agnes M. Azimzadeh and Djavad M. Azimzadeh by deed from Charlene Kay Mattingly now known as Charlene Kay Brand, unmarried of record in Instrument No. 200005020043922, Register's Office for Davidson County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1713 Old Hickory Blvd., Brentwood, TN 37027

(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/our hand(s) this.

Agnes M Azimzadeh

Djavad M Azimzadeh

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 Agnes M. Azimzadeh and spouse, Djavad M. Azimzadeh the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21 day of August, 2002

My Commission Expires: _____

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES JANUARY 25TH, 2006

Notary Public

File Number2208292
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027