This Instrument Prepared By:
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Nashville, TN 37217
(615) 361-6679

File Box 24

Davidson County DEEDWARR
Recvd: 10/02/02 15:32 2pgs
Fees:13.00 Taxes:255.30
20021002-0120298

ADDRESS NEW OWNER:
Mohsen Sarfehjoo and Janis C. Sarfehjoo
1431 Plymouth Drive
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 64-4
PARCEL 104
04D-90648

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Patricia A. Besch hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, as tenants by the entirety, 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. 12B,Zone Lot Division of Lot 12, on the Plan of Lake Country, Section 1, of record in Plat Book 5200, Page 493, and as amended in Book 5800, Page 362, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Patricia A. Besch, unmarried, by deed from Marie M. Fillard and husband, James R. Dillard of record in Book 9860, Page 262, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6095, Page 656; Book 6227, Page 841; and such easements and setback lines of record in Plat Book 5200, Page 493, and as amended in Book 5800, Page 362, said Register's Office.

Taxes for 2002 have been pro-rated and paid.

This is improved property known as 307 Woodview Court, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, their heirs and assigns, forever; and I, Patricia A. Besch, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of September, 2002.

Patricia A. Besch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patricia A. Besch, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of September, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004