Davidson County DEEDWARR
Recvd: 11/07/02 09:54 2pgs
Fees:13.00 Taxes:462.50

20021107-0137210

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 31st day of October, 2002.

Notary Public

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Katayoun Mohamadi
3288 Ezell Pike
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map 134-0, Parcel 133

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **H. K. Najafabadi** hereinafter referred to as Grantor, hereby transfers and conveys to **Katayoun Mohamadi,** hereinafter referred to as Grantee, their heirs and assigns all his interest in 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. 4, in the subdivision of Grigg's 29.5 acre tract, described according to a survey made by Watkins and Murray, surveyors, January 21, 1948, as follows:

Beginning on the northwesterly margin of Ezell Road at the common corner of Lots 4 and 5, said beginning point being 400 feet west of the westerly margin of Antioch Pike; thence with the line between Lots 4 and 5; northwestwardly 335 feet to the easterly line of tract 2; thence with the easterly line of said tract northeastwardly 100 feet to the corner of Lot Nos. 3 and 4; thence with the line between said lots; southeastwardly 315 feet to the northwesterly margin of Ezell Road; thence with said Road, westwardly 100 feet to the point of beginning.

Being the same property conveyed to Abolghasen Karshenas and Katayoun Mohamadi, by Warranty Deed from Allen Earps and wife, Betty Earps, of record in Book 9434, page 640, Register's Office for Davidson County, Tennessee. Abolghasen Karshenas having since died devised his entire estate to his son, H. K. Najafabadi, by Last Will and Testament of record in the Seventh Circuit Court For Davidson County, Tennessee, Probate Division, Case No. 02P-1829. Said Last Will

and Testament also of record in Instrument No. 20021101-0134315, Register's Office for Davidson County, Tennessee.

Abolghasen Karshenas and Abolghasem K. Najafabadi are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Davidson County taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3288 Ezell Pike, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 31st day of October, 2002.

H. K. Najafabadi

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 H. K. Najafabadi, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2002.

Notary Public

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

My Commission Expires: _____