THIS INSTRUMENT PREPARED BY
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Return to B-3144
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Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $208,500.00.

Affiant

Sworn to and subscribed before me this 30 day of October, 2002.

Notary Public
My Commission Expires: 3.14.2005

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Sohaila Zanjani and Karola Zanjani	2105 Grantland Avenue	Owner	105-10-0
2105 Grantland Avenue	Nashville, TN 37221		307.00 22W
Nashville, TN 37221			03010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eight Thousand Five Hundred and 00/100 Dollars ($208,500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **TROY D. BAINES and CYNTHIA DEBULA BAINES, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **SOHAILA ZANJANI, single an undivided 25% interest, and KAROLA ZANJANI, married, an undivided 75% interest, as tenants in common** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 of Block No. 7 in the subdivision of Blocks 1 to 8 inclusive, in Yarbrough's Subdivision of Woodland, as of record in Book 57, Page 155, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Troy D. Baines and wife, Cynthia Debula Baines, by Warranty Deed dated September 5, 2000 from Gregg E. Hileman and wife, Laura Huff Hileman, of record in Instrument No. 20000911-0090015, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is

Davidson County DEEDWARR
Recvd: 11/11/02 15:48 2pgs
Fees:13.00 Taxes:771.45
20021111-0139285

unencumbered except by taxes for the year 2002 which are a lien and are now due and being paid at closing, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30 day of October, 2002.

TROY D. BAINES

CYNTHIA DEBULA BAINES

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton III, the undersigned, a Notary Public, in and for said State and County, **TROY D. BAINES and CYNTHIA DEBULA BAINES, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30 day of October, 2002.

NOTARY PUBLIC

My Commission Expires: 3-14-2005

CHARLES E. MORTON NOTARY PUBLIC AT LARGE WILLIAMSON CO.