40A

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

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/02 15:57 2pgs
Fees:13.00 Taxes:506.90

20021115-0142289

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 137,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **14TH DAY OF NOVEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES:

PAMELA A. PHILLIPS Notary Public At Large DAVIDSON COUNTY, TN My Commission Expires January 31, 2004

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

ADDRESS OF NEW OWNER AS FOLLOWS :
Mohsen Danadel and
Mehrnaz Seirafi-Pour
7483 Stacy Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Cavalry Banking
114 West College Street
Murfreesboro, TN 37130

MAP & PARCEL #
Map 142-02-0
Parcel 54

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, MARK HAMLIN and wife, MONA HAMLIN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHSEN DANADEL and MEHRNAZ SEIRAFI-POUR**, husband and wife
HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Being Lot No. 95 on the Plan of Cross Timbers, Section 2, as of record in Book 3700, page 92, Register's Office for said County.

Said Lot No. 95 fronts 88.45 feet on the southerly side of Stacy Drive and extends back between lines measuring 149.4 feet on the westerly line and 150.0 feet on the easterly line, to a line in the rear measuring 80.90 feet thereon.

Being the same property conveyed to Mark Hamlin and wife, Mona Hamlin by deed from William F. Rosebure and wife, Mary Katherine B. Rosebure of record in Book 4626, page 459, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **7483 Stacy Drive, 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 14TH DAY OF NOVEMBER, 2002.

MARK HAMLIN

Mona Hamlin

MONA HAMLIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARK HAMLIN and wife, MONA HAMLIN, 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 14TH day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DAVID D. MAZER