Davidson County DEEDWARR
Recvd: 12/02/02 14:53 2pgs
Fees:13.00 Taxes:412.55

20021202-0148113

WARRANTY DEED

Record and Return to:
The Home Closing Co.
214 Centerview Dr. Ste 225
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 111,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF NOVEMBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mohammed Torabian and Vida Karbaschi	Wells Fargo P.O. Box 10304	MAP:148-13
105 Maple Valley Court	Des Moines, IA 50306-0304	Parcel:216.00
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES F. JAMERSON AND WIFE, JENNY R. JAMERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MOHAMMED TORABIAN AND VIDA KARBASCHI
Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 105 Maple Valley Court, Nashville, TN 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 25th day of November, 2002.

James F. Jamerson

Jenny R. Jamerson

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JAMES F. JAMERSON AND JENNY R. JAMERSON, the bargainor(s), 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 Brentwood, Tennessee , this 25th day of November, 2002.

Notary Public

My Commission Expires

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 18 on the Plan of Maple Valley Subdivision, Section Two, of record in Book 6200, page 645, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James F. Jamerson and Jenny R. Jamerson by Warranty Deed from Robert M. Britt and Melissa J. Britt of record in Book 10628, page 533, Register's Office for Davidson County, Tennessee. Said Warranty Deed has since been re-recorded to erase the estate of Tenancy by the Entirety by changing the buyers names to James F. Jamerson and wife, Jenny R. Jamerson, recorded in Book 10653, page 355, said Register's Office.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein