Davidson County DEEDWARR
Recvd: 12/20/02 11:36 2pgs
Fees:13.00 Taxes:484.70
20021220-0157488

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2002.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amir Houshang Miramoo and Vahieh Baghery-Hammed | ~~National Bank of Commerce~~ OWNER | Map 164-13-0 |
| (NAME) 204 Crosshaven Court | | Parcel 007.00 |
| (ADDRESS) Antioch TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **GREGORY M. TURNER AND WIFE, SHERRI A. TURNER**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **AMIR HOUSHANG MIRAMOO AND ~~VAHIEH~~ *Vahideh BAGHERY-HAMMED, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 291, on the plan of ASHEFORD CROSSING, SECTION ONE, as shown by plat appearing of record in Plat Book 7900, Page 937, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Gregory M. Turner and wife, Sherri A. Turner by Warranty Deed of record in Book 9894, Page 66, said Register's Office.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions as of record in Book 9651, Page 900, amended in Book 9980, Page 482, Book 10301, Page 180, Book 10640, Page 941, Book 10353, Page 575, Book 10717, Page 97, Book 11455, Page 769, Instrument No. 200010180103441, Instrument No. 200104180038191; By-Laws of record in Book 9651, Page 925; Powerline Easement as of record in Book 1224, Page 257; and, any and all matters as shown on plat of record in Plat Book 7900, page 937; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X ) property, known as 204 Crosshaven Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 27th day of November, 2002.**

Gregory M. Turner by Betty Hynek Attorney in Fact

Gregory M. Turner, by Betty Hynek, his Attorney in Fact

Sherri A Turner by Betty Hynek attorney in Fact.

Sherri A. Turner, by Betty Hynek, her Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 27th day of November, 2002, before me personally appeared Betty Hynek, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Gregory M. Turner and Sherri A. Turner and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Trust Deed Book ★, Page _____, Register's Office of Davidson County, Tennessee.

★ 20021220-0157487

**Witness my hand and official seal, this 27th day of November, 2002.**

Linda V. Jones

Notary Public

My Commission Expires: 7-23-05

LINDA V JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076

Return To:
B-3186

**Jack Case Wilson**
**Title Associates**
**7100 Executive Ctr. Dr., Suite 150**
**Brentwood, TN 37027**