PICK-UP

Davidson County DEEDWARR
Recvd: 01/07/03 11:12 1pgs
Fees:13.00 Taxes:540.20
20030107-0002535

WARRANTY DEED

FROM: Estate of Clarence M. Beaty, Jr.

TO: Mahan Mark Janbakhsh

THIS INSTRUMENT PREPARED BY:
Dinah L. Clark, Attorney at Law
22 Public Square, P.O. Box 96
Columbia, Tennessee 38402-0096
(931) 381-1996

Address of New Owner	**Send Tax Bills To:**	**Map-Parcel Numbers**
Mahan Mark Janbakhsh 9065 Fallswood Lane Brentwood, Tennessee 37027	Same	133-6-252

FOR AND IN CONSIDERATION OF the sum of **One Dollar ($1.00)** and other good and valuable consideration, the receipt of which is acknowledged, the estate of Clarence M. Beaty, Jr. has this day bargained and sold, and does hereby transfer and convey unto Mahan Mark Janbakhsh, a married man, his heirs and assigns, the following described real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of the North Natchez Park Subdivision, which plan is of record in Book 4175, page 32, Register's Office for said County, described as follows:

Beginning at a point on the southwest corner of Natchez Court and North Natchez Court and running along the northerly margin of Natchez Court South 63 deg. 34 min. 29 sec. West 75 feet; thence North 25 deg. 35 min. 29 sec. West 95.01 feet; thence in a northeasterly direction between parallel lines 98.56 feet to the westerly margin of North Natchez Court; thence along the westerly margin of North Natchez Court; thence along westerly margin of North Natchez Court in a southerly direction 70 feet to a point; thence along an arc which makes up the southwesterly corner margin of Natchez Court and North Natchez Court 39.27 feet to the point of beginning.

Being part of the same property conveyed to Clarence M. Beaty, Jr., by deed from Mary Jo Fagan, Trustee, of record in Book 7335, page 930, Register's Office for Davidson County, Tennessee. The said Clarence M. Beaty, Jr., having since died and his will appears of record as Instrument No. 4802/886350 in the County Court Clerk's Office for Davidson County, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Mahan Mark Janbakhsh, his heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said real estate to said Mahan Mark Janbakhsh, his and assigns, against the lawful claims of all persons.

WITNESS my hand on this 7th day of January, 2003.

Donna S Beardsworth Exec
DONNA S. BEARDSWORTH, Executrix
of the Estate of Clarence M. Beaty, Jr., Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Donna S. Beardsworth, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she is the duly appointed Executrix of the estate of Clarence M. Beaty, Deceased and that she has the authority as such to execute this Warranty deed and she further acknowledged that she executed the instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Columbia~~ Nashville, Tennessee, this 7th day of January, 2003.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: My Commission Expires NOV. 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value whichever is greater for this transfer is $ 140,000.00.

Donna S Beardsworth Exec
AFFIANT

Sworn to and subscribed before me this 7th day of January, 2003.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: My Commission Expires NOV. 27, 2004