This instrument was prepared by:
UAW LEGAL SERVICES PLAN
BY: LISA GARY
Attorney at Law
100 Stephen P. Yokich Pkwy.
P.O. Box 1797
Spring Hill, Tennessee 37174-1797

Davidson County DEEDWARR
Recvd: 01/15/03 15:01 3pgs
Fees:18.00 Taxes:92.50
20030115-0006622

Address New Owner:

Moe Shahebrahimi and
Shohreh Hassanzadeh
9439 Gentle Wind Drive
Brentwood, TN 37027

Send Tax Bills to:

New Owners

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SARAH H. SMITH, TAMMY H. BALL, DARYL HICKAM, THRESA A. LEWIS, TERI H. NELSON, BARBARA W. HICKAM**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MOE B. SHAHEBRAHIMI and SHOHREH HASSANZADEH, as joint tenants with full rights of survivorship**, hereinafter called the Grantees, their heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows to wit:

TRACT 1
Lots 58 and 59 in W.G. Thuss' Addition to Nolensville Pike as recorded in Book 332, Page 149, Register's Office of Davidson County, Tennessee, said lots fronting a total of 100 feet on the north side of Oriel Street and extending northward, 150 feet between parallel lines to an alley.

TRACT 2
Being Lot No. 5 on the plan of the Subdivision of the East part of Mrs. Gray's property made by W.B. Southgate, Surveyor, not of record, being part of Lot No. 35 on the map of Cumberland Nurseries, as of record in Book No. 161, Page 112, of the Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the southerly side of Rose Avenue and runs back between parallel lines 166 feet to a dead line, the westerly line of said lot being 247 feet 6 inches westerly from Wickson Avenue.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Being part of Lot No. 5 on the unrecorded Plan of the Annie E. Gray Property. Beginning at a point in the southerly margin of Rose Avenue said point being Coulter M. Baggett's northeast corner; thence with said margin eastwardly 50 feet to the northwest corner of Lot No. 4 of said unrecorded plan; thence south 59

degrees 35 minutes west 61.8 feet to Baggett's east boundary line; thence with said boundary northwardly 35.8 feet to the point of beginning and containing 895 square feet.

Map 119-1, Parcel 285 (Lot 58) **Map 119-1, Parcel 284 (Lot 59)**

Being the same property conveyed to Sarah H. Smith (1/2), Thresa A. Lewis (1/10), Tammy H. Ball (1/10), Teri H. Nelson (1/10), Daryl Hickam (1/10), Barbara W. Hickam (1/10), as recited in the Affidavit of Heirship in Book 20020719-0087250, Register's Office of Davidson County, Tennessee.

The property is encumbered by the following:

1. Any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County;
2. All assessments and taxes due in 2002, and thereafter, a lien but not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 6TH day of December, 2002.

Sarah H Smith
SARAH H. SMITH

Thresa A Lewis By Sarah H. Smith, POA
THRESA A. LEWIS by Sarah H. Smith, Attorney-in-Fact

Tammy H. Ball By Sarah H. Smith, POA
TAMMY H. BALL by Sarah H. Smith, Attorney-in-Fact

Teri H Nelson By Sarah H. Smith, POA
TERI H. NELSON by Sarah H. Smith, Attorney-in-Fact

Daryl Hickam By Sarah H Smith, P.O.A.
DARYL HICKAM by Sarah H. Smith, Attorney-in-Fact

Barbara W Hickam By Sarah H. Smith, P.O.A.
BARBARA W. HICKMAN by Sarah H. Smith, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, LISA F. GARY, the undersigned Notary Public in and for said County and State, the within named grantor, **Sarah H. Smith** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained. *Sarah H. Smith is also attorney in Fact for Tammy H. Ball, Daryl Hickam, Thresa A. Lewis, Teri H. Nelson and Barbara W. Hickman.

Witness my hand and official seal, this 6th day of December, 2002.

Notary Public

My commission expires: 11/21/04

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Sworn to and Subscribed before me,
This 6th day of Dec, 2002.

STATE OF TENNESSEE)
COUNTY OF)

Notary Public

My commission expires: 11/21/04.