This Instrument Prepared by:
First Volunteer Title and Real Estate Services, Inc.
1333-B West Main Street
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Bruce Seifollahi
Maria Seifollahi
4725 Clarksville Pike
Nashville TN 37218

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 01/16/03 11:25 3pgs
Fees:18.00 Taxes:436.60
20030116-0007027

MORTGAGEE:
Countrywide Loans
750 Old Hickory Blvd #180
Brentwood TN 37027

MAP 49

PARCEL 8.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, WE, JUDITH CLEEK SUITER and JANET CLEEK BAKER, being all of the heirs at law of Elise Davenport Cleek Harris, deceased, have this day bargained and sold, and do hereby transfer and convey unto BRUCE SEIFOLLAHI and wife, MARIA SEIFOLLAHI, certain land situated in the Thirteenth (13th) Civil District of Davidson County, Tennessee, being more particularly described as follows:

Land in the Thirteenth Civil District of said County, being part of Tract No. 1 as conveyed to Howard B. Moore and wife, by deed from W. H. Thompson, Sr., et al, of record in Book 2735, Page 235, Register's Office for said County.

That part of said Tract No. 1 as herein conveyed is called Tract Thirteen and is described as follows:

Beginning in the westerly margin of State Highway No.112 (Clarksville Highway) at the southeasterly corner of property conveyed by Moore to Douglas by deed of record in Book 2595, page 31, said Register's Office, and running thence, along Douglas' southerly line, south 72 degrees 30 minutes west (corrected from south 72 degrees 43 minutes west) 300 feet to an iron pin at Douglas' original southwesterly corner (as described in the said deed of record in Book 2595, page 31); thence south 77 degrees west 20 feet, along the southerly line of an additional piece of land (triangular in shape) being presently conveyed to Douglas; thence northwardly 134 feet more or less, along the westerly line of said triangular piece of land, to Douglas' original northwesterly corner, being also the southwesterly corner of property conveyed by Moore to Harrison by deed of record in Book 2699, page 289, said Register's Office; thence north 20 degrees 15 minutes west 25 feet, along Morrison's westerly line, to the southeasterly corner of property conveyed by Moore to James E. Woodson by deed of record in Book 2601, page 156, said Register's Office; thence along Woodson's southerly line North 88 degrees 40 minutes West 442.5 feet, more or less, to Woodson's southwesterly corner, which point lies in the easterly line of property designated as Tract Two in the deed from Moore to Jackson, of record in Book 2745, page 22, said Register's Office; thence south 21 degrees 45 minutes west 12.5 feet, more or less, along the easterly line of said Tract Two, to the southeasterly corner of said Tract Two; thence south 4 degrees east 37.5 feet, more or less, to the northwesterly direction of property conveyed by Moore to Zapp by deed of record in Book 2747, page 68, said Register's Office , and continuing south 4 degrees east along Zapp's easterly line, 194 feet, more or less, to a point (in all a total of 231.5 feet from the southeasterly corner of said Tract Two); thence north 89 degrees 45 minutes east 236 feet to a point; thence north 77 degrees east 261 feet to an iron pin in the northwesterly corner of property conveyed to Moore by Dunaway, of record in Book 2808, page 167, said Register's Office; which iron pin lies 22 feet south 20 degrees 15

minutes east from the southwesterly corner of the said property conveyed to Douglas by deed of record in Book 2595, page 31, said Register's Office; thence along the northerly margin of the said property conveyed to Dunaway north 73 degrees east 300 feet to the northeasterly corner of said Dunaway property in the westerly margin of said State Highway No. 112; thence along the westerly margin of said Highway, northwardly 25 feet to the beginning.

The previous and last conveyance being a Deed to William Ervin Cleek and wife, Elise D. Cleek from Howard B. Moore and wife, Margie M. Moore dated April 15, 1959 of record in Book 2901, Page 624, Register's Office of Davidson County, Tennessee. The said William Ervin Cleek is now deceased. Elise D. Cleek obtained her interest in the property by virtue of tenancy by the entirety. Elise D. Cleek subsequently married Nathan A. Harris. Elise D. Cleek Harris predeceased Nathan A. Harris. Nathan A. Harris having died intestate and having no heirs. Elise D. Cleek Harris died intestate December 5, 2000. Therefore, Judith Cleek Suiter and Janet Cleek Baker obtained interest in the herein described property by virtue of being the only heirs at law of Elise Davenport Cleek Harris. For further reference see Affidavit of Heirship of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

This is improved property known as 4725 Clarksville Pike, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

WE COVENANT with the Grantees herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2002 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Wilson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to a water line easement of record in Book 2901, Page 624, any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Wilson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of December, 2002.

Judith Cleek Suiter
JUDITH CLEEK SUITER

Janet Cleek Baker
JANET CLEEK BAKER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid state and county, **JUDITH CLEEK SUITER and JANET CLEEK BAKER**, the bargainors, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office in Lebanon, Tennessee, on this the 20th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 3 22 2005

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is $118,000.00, which amount is equal to or greater than the amount which the property or interest transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 20th day of December, 2002.

NOTARY PUBLIC or REGISTER OF DEEDS

My Commission Expires: 2/13/03