Return To.

ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027

	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$119,000.00.** Affiant Subscribed and sworn to before me, this the 21st day of January, 2003. Notary Public My commission expires: 5.22.04 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE — HOLLY LEIGH COURT — Williamson County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Clifford Terrell		**MAP 133-12, PARCEL 160.00**
245 Elysian Fields Road	Same address	
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Aram Moayedi and wife, Afsaneh Moayedi

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

Clifford Terrell, unmarried

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, TN, being Lot No. 38 on Elysian Fields Road, on the Plan of Valley View Meadows Subdivision, Section 3, of record in Book 3700, Page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aram Moayedi and wife, Afsaneh Moayedi by deed from Nader K. Najafabadi of record in Book 10366, Page 828, Register's Office for Davidson County, Tennessee, dated February 28, 1997.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (_____) property, known as **245 Elysian Fields Road, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 21st day of January, 2003.

Aram Moayedi

Afsaneh Moayedi
BY: ARAM MOAYEDI by Aram Moayedi
HER ATTORNEY-IN-FACT

Davidson County DEEDWARR
Recvd: 01/24/03 09:02 2pgs
Fees:13.00 Taxes:440.30

20030124-0009982

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aram Moayedi,** 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 on this **21st** day of **January, 2003.**

Notary Public

My Commission Expires: 3/18/2003

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires March 18, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared ARAM MOAYEDI with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for AFSANEH MOAYEDI, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of AFSANEH MOAYEDI the within named bargainor(s) by the said ARAM MOAYEDI as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 21st day of JANUARY, 2003.

NOTARY PUBLIC

My Commission Expires: 3/18/2003

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires March 18, 2003