CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/27/03 14:04 2pgs
Fees:13.00 Taxes:456.80
20030227-0026258

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
02TN000533

WARRANTY DEED

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$123,460.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Jan. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abdolnaser Babanzadeh	**National Bank of Commerce**	**162-16-F-38 CO**
524 Bell Trace Lane	**115 29th Avenue South**	
Antioch, TN 37013	**Nashville, TN 37212**	

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, WE,

KEVIN T. GALLAGHER AND WIFE, HEATHER S. GALLAGHER

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

ABDOLNASER BABANZADEH AND WIFE, ZAHRA AZARAM

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 Lot No. 7 on the Plan of Bell Crest, Section Two, a Planned Unit Development, as of record in Book 9700, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kevin T. Gallagher and wife, Heather S. Gallagher, by Warranty Deed from MCR Development Corp., a Tennessee Corporation, dated March 14, 1997 and recorded March 18, 1997 in Book 10383, page 782, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **524 Bell Trace Lane, Antioch, TN 37013**
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 we do covenant with 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 is 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 our hands this 25th day of February, 2003.

Kevin T. Gallagher by Donna Thurman Atty. in fact
KEVIN T. GALLAGHER BY DONNA THURMAN, ATTTORNEY-IN-FACT,
BY POWER OF ATTORNEY RECORDED IMMEDIATELY PRIOR HERETO

Heather S. Gallagher by Donna Thurman Atty. in fact
HEATHER S. GALLAGHER BY DONNA THURMAN, ATTTORNEY-IN-FACT,
BY POWER OF ATTORNEY RECORDED IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainors 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 _____, Tennessee, this 25th day of February, 2003.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2003.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 25th day of February, 2003, before me personally appeared DONNA THURMAN to me known to be the person who executed the foregoing instrument in behalf of KEVIN T. GALLAGHER AND WIFE, HEATHER S. GALLAGHER, as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said KEVIN T. GALLAGHER AND WIFE, HEATHER S. GALLAGHER.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of February, 2003.

My commission expires:_____ _____
Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005