Box 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Golam R. Kheshti	Golam R. Kheshti	134-15-24
(NAME) 3300 &3308 Jansing Dr and 1339 Antioch PK..	(NAME) 9432 Raven Hollow Rd.	134-15-23
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37207	134-15-22.01
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Donna Cantrell and Donna Cantrell, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Golam R. Kheshti and Asghar Kheshti, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3300 &3308 Jansing Dr. and 1339 Antioch Pk, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 03/05/03 10:39 3pgs
Fees:18.00 Taxes:666.00
20030305-0029253

Witness my/our hand(s) this 15th day of January, 2003.

Donna Cantrell

Donna Cantrell

Donna Cantrell, Trustee

Donna Cantrell, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Cantrell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, TN this 15th day of January, 2003.

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Donna Cantrell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee for Eric Agee, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing as the trustee

Witness my hand and official seal at Nashville, Tennessee this 15th day of January, 2003.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My C... MAY 28, 2006

EXHIBIT A

Tract 1 being Map and Parcels: 134-15-24 and 134-15-23. This property is also known as 1339 Antioch Pike, Nashville, Tennessee, and 3300 Jansing Drive, Nashville Tennessee.

A tract of land in the 5th, formerly 7th, Civil District of Davidson County, Tennessee, described partly according to a survey made by John M. Sullivan, Civil Engineer, January 4, 1963, as follows, to wit:

Beginning in the center line of Antioch Pike, said beginning point being South 36 degrees 30 minutes East 163.4 feet southeast of the northeast corner of the property conveyed to W.J., T. R. and E. W. Kimbro, by deed from E. W. Gay, et al, of record in Book 836, Page 209, Register's Office for said County; thence with the center line of said Pike South 33 degrees 50 minutes East 26.6 feet to the center line of Antioch Pike and Ezell Road at a railroad spike; thence with the center line of Ezell Road, South 0 degrees 30 minutes West 202.8 feet ;thence North 84 degrees 15 minutes West 160 feet to the Southeast corner of the property conveyed to I. Melvin Stevens and wife, by deed from Ben Taylor, of record in Book 3501, Page 422, said Register's Office: thence with said Stevens' Northeast corner; thence partially along Stevens' northerly boundary line, North 61 degrees West 113.2 feet to the center of Bakertown Raod; thence with the center of the same, North 30 degrees 6 minutes East 121.9 feet; thence South 46 degrees 5 minutes East 134.6 feet; thence North 41 degrees East 116 feet to the beginning.

Included in this description but excluded from this conveyance is an easement of record in Book 8337, Page 231, said Register's Office.

Being the same property conveyed to Donna Agee Cantrell AKA Donna Cantrell, by deed of record in Book 8338, Page 30, and Book 9503, Page 143, and book 11606, Page 315, Register's Office for Davidson County, Tennessee.

Tract 2 being Map and Parcel 134-15-22.01 also known as 3308 Jansing Drive, Nashivlle, Tennesse, 37211.

Beginning at a point on the southeasterly margin of Bakertown Road at the intersection of the southwestern boundary line of the property conveyed to James A. Taylor and wife by deed from Ben Taylor, and wife ,of record in Book 3226, Page 465, Register's Office for said County, and the southeasterly margin of said Road; thence with said Taylor's southwestern boundary line south 61 degrees East 88.2 feet; thence South 17 degrees 38' West 57.3 feet; thence North 84 degrees 22 ' West 107.7 feet to the southeasterly margin of said Road; thence North 22 degrees 57' East 98.9 feet to the beginning, containing 0.17 of an acre, more or less.

Being the same property conveyed to Donna B. Cantrell, individually and Donna B. Cantrell, Trustee for Eric M. Agee, , by deed of record in Book 6610, Page 567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.