Davidson County DEEDWARR
Recvd: 04/08/03 11:43 2pgs
Fees:13.00 Taxes:185.00

20030408-0046361

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } 50,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: 3/2/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lucien Dale, Attorney 121 30th Avenue South, NAshville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Parviz Moghaddam (NAME)	Same (NAME)	91-12, Parcel 28
4601 Illinois Ave (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	SAME
Nashville TN 37209 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

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, Shirzad Etemadi, and Jafar F. Nabi

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

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:

Being lot No. 502, Black 85 Plan No. 1 West Nashville, as of Record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and legal description thereof.

Being the same property conveyed to Shirzad Etemadi, and Jafar F. Nabi, by Warranty Deed from Awtar S. and Sarabjit M. Bhatti of record in Document number 20011212-0137423, Registers Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee; (b) all matters appearing on the plan of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 4601 Illinois Avenue, Nashville, TN 37209
(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.

Witness our hands this 8th day of April, 19 2003

Sh. Etemadi

Sh. Etemadi

Jafar F. Nabi

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lucien Dale, a Notary Public in and for said County and State, the within named Shirzad Etemadi, and Jafar F. Nabi

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 2003

Commission expires March 2, 2004

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.