WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/03 13:34 2pgs
Fees:13.00 Taxes:407.00
20030430-0057796

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES September 30 2006

THIS INSTRUMENT PREPARED BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Jamshid Sharifi and **Jamshid Mohebbi**	Same	Map 92-13
3519 Charlotte Ave.		Parcel 58
Nashville, TN 37209		

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, **JOE BARNES, JOE GOWER, SARAH JOYCE ESTES** AS TO THE LIFE ESTATE AND **GREGORY HOWARD ESTES** AS TO REMAINDER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMSHID SHARIFI** AND **JAMSHID MOHEBBI**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot Nos. 9 and 10 of Block 2 on the Map of Charlotte Park Company's Second Addition, of record in Book 57, Page 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

BEING the same property conveyed to Joe Barnes, Joe Gower and Walter Estes, as tenants in common, by deed from Robert Norman Margo, of record in Book 11008, Page 74, Register's Office for Davidson County, Tennessee. The said Walter Estes having since died. The Will of Walter Howard Estes filed with the Davidson County Probate Court Clerk's Office in Probate Docket #00P-1084, devised the subject property to Sarah Joyce Estes, as to a life estate and Gregory Howard Estes, as to the remainder.

The above description is the same as in the previous deed of record.

3519 Charlotte Avenue, Nashville, TN 37209

(House Number) (Street) (City) (State) (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 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 my hands this 29th day of April 2003.

JOE BARNES - Seller

JOE GOWER - Seller

SARAH JOYCE ESTES - Seller

GREGORY HOWARD ESTES - Seller

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 **Joe Barnes, Joe Gower, Sarah Joyce Estes** and **Gregory Howard Estes**, 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 Nashville, Tennessee, this 29 day of April 2003.

NOTARY PUBLIC

My commission expires: September 30, 2006