D-0228

Return To:

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 05/19/03 15:27 2pgs
Fees:13.00 Taxes:895.40
20030519-0068167

ADDRESS NEW OWNER:
Farhad M.E. Raiszadeh and
Azar D. Raiszadeh
914 Waldkirch Avenue
Nashville, Tennessee 37204

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
BANK OF AMERICA, N.A.
200 S. College St.
Charlotte, NC 28255

MAP AND PARCEL:
MAP 105-13
PARCEL 354
22W-11240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Granteess, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeffrey L. Hale, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Farhad M.E. Raiszadeh and wife, Azar D. Raiszadeh, hereinafter called the Granteess, 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. 52, on the Plan of Waldkirch's Subdivision, of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey L. Hale by deed from Harold Reeves, Trustee of record in INST: 20010214-0014126, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 2003 have been pro-rated and assumed by Buyer.

Mary Lou Hale joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 914 Waldkirch Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Farhad M.E. Raiszadeh and wife, Azar D. Raiszadeh, their heirs and assigns, forever; and I, Jeffrey L. Hale, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of May, 2003.

Jeffrey L. Hale

Mary Lou Hale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeffrey L. Hale and wife, Mary Lou Hale, 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 Warranty Deed for the purposes therein contained. Witness our hand and official seal at Nashville, Tennessee, this the 7th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 3-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $242,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of May, 2003.

NOTARY PUBLIC
My Commission Expires: 3-25-