**Return to: Cohen & Cohen, Attorneys
4908 Charlotte Ave.
Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 05/20/03 10:37 3pgs
Fees:18.00 Taxes:225.70
20030520-0068562

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $61,000.00

Manigeh Mohammadkhah

Affiant

Subscribed and sworn to before me, this 19th day of May, 2003.

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 10-25-2003

Address New Owner As Follows:
Samad Zanjanipour and
Manigeh Mohammadkhah
330 Thompson Lane
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
105-07-0-162.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE W. DARBY, SR. AND WIFE, EDNA RUTH P. DARBY,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **SAMAD ZANJANIPOUR AND WIFE, MANIGEH MOHAMMADKHAH,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 100 feet of the southerly 200 feet of the westerly 150 feet of Block "B" on the Plan of the Merritt & Hagan Lands, as of record in Minute Book "N", page 241, County Court for said County. Said part of Block "B" fronts 100 feet on the easterly side of Little Hamilton Street and runs back between parallel lines, parallel with and 100 feet north of the margin of Merritt Avenue, 150 feet to an alley.

Being part of the same property conveyed by Spiceland Tree Surgery, Inc. to George W. Darby, Sr. and wife, Edna Ruth P. Darby by Installment Deed of record in Book 4568, page 989,

Register's Office for Davidson County, Tennessee. George W. Darby, Sr., and wife, Edna Ruth P. Darby, further quitclaimed a remainder interest in the subject property to George W. Darby, Jr., Michael David Darby and Russell Brent Darby, while retaining a life estate, by quitclaim deed of record in Book 10463, page 64, Register's Office for Davidson County, Tennessee. George W. Darby, Jr., Michael David Darby and Russell Brent Darby further quitclaimed their interest in the subject property to George W. Darby, Sr. and wife, Edna Ruth P. Darby, by deed of record as Instrument No. 20021108-0138292, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Minute Book " N", page 241, Chancery Court for Davidson County, Tennessee.

This is improved property known as 1320 Little Hamilton Avenue, Nashville, TN 37203.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 19th day of May, 2003.

George W. Darby, Sr.

Edna Ruth P. Darby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE W. DARBY, SR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of May, 2003.

Notary Public

My Commission Expires: 1/27/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDNA RUTH P. DARBY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of May, 2003.

Notary Public

My Commission Expires: 1/27/07