This instrument prepared by:
Alan T. Fister, Esq.
5214 Maryland Way, Suite 402
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/04/03 09:58 2pgs
Fees:13.00 Taxes:2887.50

20030604-0076269

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hassan Mousavi	Hassan Mousavi	Map 162, Page 74 Map 162, Page 248
409 Hope Avenue	409 Hope Avenue	
Franklin, Tennessee 37067	Franklin, Tennessee 37067	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Leadon Holman and wife, Willie Holman *have this day bargained and sold, and do hereby transfer and convey unto the said* Hassan Mousavi *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Tract 1

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Holman Property Place of record in Plat Book 9700, Page 415, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision for Lot One Holman Property of record in Plat Book 8250, Page 437, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Leadon Holman and wife, Willie Holman by deed from Raymond Allen Clayton and wife, Norma Williams Clayton of record in Book 6720, page 178, Register's Office for Davidson County, Tennessee.

STATE OF
COUNTY OF Williamson *The actual consideration or value, whichever is greater, for this transfer is $* 775,000.00

Subscribed and sworn to before me this the 20th *day of* May *2003*

Affiant

My commission expires: 12-15-2003 *(Affix Seal)*

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

This is unimproved ( ) property, known as 1631 and 1635 Bell Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town)
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 20th *day of* May, 2003 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leadon Holman

Leadon Holman

Willie Holman

Willie Holman

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Lisa A Smith, *a Notary Public in and for said County and State, LEADON HOLMAN, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood, *this* 20th *day of* May *2003.*

Lisa A. Smith

Notary Public

LISA A. SMITH NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission Expires: 12-15-2003

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Lisa A Smith, *a Notary Public in and for said County and State, WILLIE HOLMAN, the within named bargainor 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 purposes therein contained.*

Witness my hand and official seal at Brentwood *this* 20th *day of* May *2003.*

Lisa A. Smith

Notary Public

LISA A. SMITH NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission Expires: 12-15-2003

ENCUMBRANCES;

Taxes for the year 2003, a lien, but not yet due and payable.

Subject to all matters shown on the Plan of record in Book 9700, page 415, Register's Office for Davidson County, Tennessee. (Tract 1)

Subject to all matters shown on the Plan of record in Book 8250, page 437, Register's Office for Davidson County, Tennessee. (Tract 2)

Memorandum of Lease Agreement of record in Instrument No. 20001017-0102707, Register's Office for Davidson County, Tennessee. (Tract 1 and Tract 2)

Construction and Drainage Easements of record in Book 8559, page 396, Register's Office for Davidson County, Tennessee. (Tract 1 and Tract 2)

Lease Agreement of record in Book 9972, page 712, Register's Office for Davidson County, Tennessee. (Tract 2)

Easement for sanitary sewer of record in Book 9687, page 606, Register's Office for Davidson County, Tennessee.

Easements contained in Judgment and Final Decree of record in Book 8559, page 396, Register's Office for Davidson County, Tennessee.

Lease Agreement of record in Book 9591, page 45, Register's Office for Davidson County, Tennessee