#5807

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawkat H. Abdulrahim	Shawkat H. Abdulrahim	164-35
(NAME)	(NAME)	
3537 Murfreesboro Pike	3537 Murfreesboro Pike	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Ali Reza Zare and Mohammad Reza Shariati and Iraj Barahimi, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawkat H. Abdulrahim and Khalid H. Abdulrahim, 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 a tract of land in the Second Civil District of Davidson County, Tennessee; a portion of the land recorded in Book 3029, page 82, R.O.D.C., and described as follows:

Beginning at an iron pin set on the Northwest corner of the herein described tract, same being 715 feet, more or less, southeast of the centerline intersection of Mt. View Road and on the margin of Murfreesboro Road (U.S. 70 S); thence with the road S 44 degrees 38 feet E 120.09 feet to a spike found; thence leaving said road S 45 degrees 23 feet W 162.77 feet to an iron pin set in a fence; thence with a fence S 70 degrees 41 feet W 99.24 feet to an iron pin found; thence with a fence N 39 degrees 06 feet W 77.58 feet to an iron pin found; thence N 45 degrees 16 feet E 245.00 feet to the point of beginning, and containing 0.64 acres, according to a survey made by J. Michael Fuqua, dated May 22, 1982.

Being the same property conveyed to Mohammad Reza Shariati and Iraj Barahimi, by Deed of record in Book 7240, page 516, also being the same property conveyed to Ali Reza Zare of record in Book 7305, page 193, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as 3537 Murfreesboro Pike, Antioch, TN 37013
(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 my/our hand(s) this 23rd day of May, 2003.

Iraj Barahimi 5/23/03

Ali Reza Zare

M. Reza Shariati 5-23-03
Mohammad Reza Shariati

Davidson County DEEDWARR
Recvd: 07/09/03 15:57 2pgs
Fees:13.00 Taxes:425.50

20030709-0094971

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 Ali Reza Zare, Mohammad Reza Shariati and Iraj Barahimi 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of May, 2003.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006