Davidson County DEEDWARR
Recvd: 07/10/03 12:09 2pgs
Fees:13.00 Taxes:1054.50

20030710-0095623

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42198

WARRANTY DEED

ALAN SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd day of July, 2003

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nader Kadivar	S A M E	161-4-43
5220 Nolensville Road		
Nashville, TN, 37211		

FOR AND IN 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, I/WE,

Frank Neal and wife, Dorthia Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nader Kadivar

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 Lot No. 1 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said Lot No. 1 fronts 144.47 feet on the east side of Nolensville Road, and runs back 300.07 feet on the north line and 219.37 feet on the south line to a dead line in the rear, on which it measures 81.13 feet.

Being the same property conveyed to Frank Neal and wife, Dorthia Neal, by deed from Hillview Co., a Tennessee Corporation, of record in Book 3163, page 311, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 5220 Nolensville Road, Nashville, TN 37211

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 3rd day of July, 2003

Frank Neal

Frank Neal

Dorthia Neal By Frank Neal, atty in fact

Dorthia Neal

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 FRANK NEAL, the 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 Nashville, Tennessee, this the 3RD day of July, 2003.

NOTARY PUBLIC

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 3rd day of July, 2003, before me personally appeared FRANK R. NEAL, to me known to be the person who executed the foregoing instrument in behalf of DORTHIA S. NEAL, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said DORTHIA S. NEAL, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of July, 2003.

NOTARY PUBLIC

My Commission Expires: _____

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006