FIRST NATIONAL BANK OF PULASKI——DEED TO——ANOSHIRVAN BAHIRAEI & MANOOCHEHR BAHIRAEI

OWNER(S)
Anoshirvan Bahiraei
Manoochehr Bahiraei
P.O. Box 158103
Nashville, TN 37215
(Is/Are Responsible for Property Taxes)

Davidson County DEEDWARR
Recvd: 08/04/03 10:19 3pgs
Fees:18.00 Taxes:444.00
20030804-0109945

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND NO/100 ($120,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, the undersigned, FIRST NATIONAL BANK OF PULASKI, TN has bargained and sold and does hereby transfer and convey unto ANOSHIRVAN BAHIRAEI and MANOOCHEHR BAHIRAEI, as joint tenants with right of survivorship, in the following described real estate lying and being in the 6th Civil District of Davidson County, Tennessee, bounded and described as follows:

BEING Tract No. 1: Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being part of Lot 3 on the Plan of the Subdivision of the Patterson Flat Rock Tract, as of record in Plat Book 161, page 85, Register's Office Davidson County, Tennessee, described as follows: BEGINNING at a take in the easterly margin of Bubis Street 143 feet, more or less, south of the south margin of Whitsett Avenue; thence easterly running parallel and 40 feet from south margin of Whitsett Avenue 180 feet to a point; thence southerly 100 feet to a point; thence westerly and parallel to Whitsett Avenue 201 feet, more or less, to the easterly margin of Bubis Street, thence with the easterly margin of Bubis Street northerly 103 feet, more or less, to the point of beginning.

BEING Tract No. 2: A tract of land lying in the 6th Civil District of Davidson County, Tennessee and more particularly described as follows: BEGINNING at an iron pin the easterly right of way of Bubis Street, said right of way of Foster Avenue and proceeding as follows: South 83 deg. 15 min. East a distance of 354.9 feet along the common boundary line of National Bronze Company and William Brown, respectively, to a point in the Fred Horrell property; thence South 6 deg. 18 min. West a distance of 40.0 feet to a point; thence North 83 deg. 15 min. West a distance of 361.2 feet to a point in the east right of way of Bubis Street; thence along the right of way of Bubis Street North 15 deg. 14 min. East a distance of 40.5 feet to the point of beginning and containing .33 of an acre.

Map 119-9, Parcel 185.

R. WHITNEY STEVENS, JR
ATTORNEY AT LAW
POST OFFICE BOX 428
FAYETTEVILLE, TN
37334

Prepared By: R. Whitney Stevens, Jr., Attorney At Law, Fayetteville, TN

Being the same property Conveyed To First National Bank of Pulaski, TN by deed of Record in instrument # 20030610008019S ROD C

TO HAVE AND TO HOLD said above described real estate unto the said Anoshirvan Bahiraei and Manoochehr Bahiraei, as joint tenants with right of survivorship, and unto their heirs and assigns forever.

GRANTOR COVENANTS with the said Grantees, that it is lawfully seized and possessed of the above described real estate, has a good and perfect right to sell and convey the same, and that the same is free, clear and unencumbered, save and except as hereinafter stated.

GRANTOR FURTHER COVENANTS with the said Grantees, and hereby binds itself, its successors and assigns to forever warrant and defend the title to the real estate herein conveyed against the lawful claims and demands of all persons whomsoever, save and except as hereinafter stated.

It is expressly understood that this conveyance is made subject to an easement as recorded in the Register's Office of Davidson County, Tennessee in Book 10283, page 870; subject to an easement as recorded in Register's Office of Davidson County, Tennessee in Book 1466, page 365, and a Sanitary & Storm Drainage Easement to Nashville and Davidson County as recorded in said Register's Office in Book 3701, page 12; subject to Restrictive Covenants recorded in said Register's Office in Book 323, page 335, Book 4383, page 928 and Book 4384, page 724; and subject to any recorded on unrecorded public or private easements, rights of way, encroachments either over adjoining property or from adjoining property, any restrictive covenants and easements of record, and any matters shown on any plats of record. Said real estate is subject to a right of redemption by the United States for a period of 120 days following the sale date. Advalorem taxes for all prior years will be paid by Grantor and the advalorem taxes for 2003 shall be prorated as of the date of sale.

This is to certify that all special notices were given to the State of Tennessee and the Internal Revenue Service regarding tax liens and compliance was affirmed.

IN WITNESS WHEREOF, First National Bank of Pulaski has caused its corporate name to be signed hereto, this the 18th day of July, 2003.

FIRST NATIONAL BANK OF PUASLKI

BY: Edwin D. Moore, Exec. V.P.
Edwin D. Moore

STATE OF TENNESSEE
COUNTY OF GILES

Before me, a Notary Public of the State and County aforesaid, personally appeared Edwin D. Moore, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice-President of First National Bank of Pulaski, the within named bargainor, and that he, as such Vice-President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice-President.

Witness my hand and seal at office in Pulaski, Tennessee, this the 18th day of July, 2003.

Diana Kastner
Notary Public

My commission expires:
10/19/04.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Edwin D. Moore
Affiant

Subscribed and sworn to before me this the 18th day of July, 2003.

Diana Kastner
Notary Public

My commission expires: 10/19/04