RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41840**

Davidson County DEEDWARR
Recvd: 09/09/03 16:11 2pgs
Fees:13.00 Taxes:221.63
20030909-0131609

WARRANTY DEED

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 59,900.00

Jeff Hunt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 8th DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/17/05

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
KRISTIN GOBLE	Franklin American Mortgage	**117-15-A-100**
1900 Richard Jones Road, C-108	501 Corporate Centre Drive	**16DA 23815**
Nashville, TN 37215	#400	
	Franklin, TN 37067	

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, SIAVOSH ARDALAN,** ~~unmarried~~

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

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Parcel No. 100, Unit No. C-208, on the plan of Green Hills Terrace Condominium Apartments, of record in Book 5200, page 64, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Siavosh Ardalan by deed from Haydeh S. Ardalan of record in Book 6486, page 98, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of Grantor nor any spouse.

See Limited Power of Attorney of record in Instrument Number 20030909-0131608 **Register's Office for Davidson County, Tennessee.**

Unimproved
This is Improved (X) 1900 Richard Jones Road, Unit C-208, Nashville, Tennessee 37215

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 HAND THIS 8th **DAY OF SEPTEMBER, 2003.**

Siavosh Ardalan by Mark A. Mazer A/F

SIAVOSH ARDALAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 8th day of September, 2003, before me personally appeared ALAN D. MAZER, to me known to be the person who executed the foregoing instrument in behalf of SIAVOSH ARDALAN, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said SIAVOSH ARDALAN, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee