THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21579-08-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me, this 11th day of September, 2003. Notary Public My Commission Expires: 12/7/05

EMBER S. FREET NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Samad Zanjanipour Manigeh Mohammadkhah 628 Hill Road Brentwood, TN 37027	**Send Tax Bills To:** AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map No.160-12 Parcel No. 165

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Franklin National Bank**,*("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samad Zanjanipour and wife, Manigeh Mohammadkhah** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*A National Banking Association

This is Improved property located at 628 Hill Road, Brentwood, TN, 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this September, 2003.

Franklin National Bank

By: _____
John T. Flaugher, Senior Vice President

Davidson County DEEDWARR
Recvd: 09/24/03 13:12 2pgs
Fees:13.00 Taxes:1332.00
20030924-0141507

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared John T. Flaugher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President (or other officer authorized to execute the instrument) of Franklin National Bank, the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Franklin, Tennessee, this 11th day of September, 2003.

Notary Public

My Commission Expires: 10/14/2003

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

09/10/2003 17:23 FIRST TITLE AND ESCROW → 7948682 NO.313 D008

EXHIBIT "A"

Land in Davidson, Tennessee, being 21 on the Plan of Epworth Subdivision, as of record in Plat Book 5200, page 745, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Franklin National Bank by deed dated 3/11/2003 from J. Bryan Echols, Successor Trustee of record in Instrument No. 20030317-0035198, Register's Office for Davidson County, Tennessee; as corrected of record in Instrument No. 20030512-0063583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Restrictions of record in Book 6269, Page 495; and
4) All matters appearing on the Plan of record in Plat Book 5200, Page 745, Register's Office for Davidson County, Tennessee.

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