WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/03 14:51 2pgs
Fees:13.00 Taxes:296.00
20031010-0150952

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name Sakineh Baneadam SB
Address ~~3427~~ Cobble Street 3433
City/State/Zip Nashville, TN 37211

SEND TAX BILLS TO:
Name Wells Fargo Home Mortgage Inc.
Address P.O. Box 10304
City/State/Zip Des Moines, IA 50306-0304

FOR AND IN CONSIDERATION of the sum of **$10.00**. Kayoumarse Tahmassebi and wife, Jennifer Tahmassebi has this day bargained and sold, and does hereby transfer and convey unto Sakineh Baneadam, a married woman, his heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in DAVIDSON County, State of TENNESSEE, as follows:

Land in Davidson County, Tennessee, Being Lot No. 52 on the Plan of Dodson Heights, of record in Plat Book 2900, page 113, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Kayoumarse Tahmassebi by deed from Kimberly Tahmassebi of record in Instrument Number 20020731-0091683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: MAP 86 GROUP 2 PARCEL 104

This is improved property known as: 7018 Panama Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 3rd day of October, 2003.

Kayoumarse Tahmassebi

Jennifer Tahmassebi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Toni L. Logdahl**, a Notary Public in and for said County and State, Kayoumarse Tahmassebi and Jennifer Tahmassebi with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 3rd day of October, 2003.

Commission expires March 25, 2006

Toni L. Logdahl
Notary Public

T. L. LOGDAHL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$80,000.00**

Affiant Jeffrey C. Horn

Subscribed and sworn to before me, this the 3rd day of October,2003.

My commission expires March 25, 2006 Toni L. Logdahl
Notary Public - Register

