WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/03 13:33 2pgs
Fees:13.00 Taxes:33.30
20031104-0161726

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 20 03

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Carlton	New Owner	MAP 149-7-0-A
(NAME)	(NAME)	
925 Cooks Court		PARCEL 3-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Farazmand Family 1994 Trust

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

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. 3 on the Plan of Chelsea Village, a portion of Piccadilly, Section 2, of record in Plat Book 7900, pages 119-121, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Farazmand Family 1994 Trust by deed from Manouchehr Farazmand and wife, Malakeh Ahmadzadeh, of record in Book 9543, Page 507, Register's Office for said County. See also deed to Manouchehr Farazmand and wife, Malakah Ahmadzadeh, of record in Book 8572, page 27, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 8082, Page 329; Book 8083, page 386; Book 8842, page 434; and Book 8082, page 348, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7000, Page 119-121, said Register's Office.

unimproved (X)
This is improved (, property, known as 2248 Edge-O-Lake Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31st day of October, 20 03

Farazmand Family 1994 Trust
By:
Malakah Ahmadzadeh, Co-Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Malakah Ahmadzadeh and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Co-Trustee and _____ respectively of the Farazmand Family 1994 Trust the within named bargainor, and corporation, and that she/ he as such Co-Trustee and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Malakah Ahmadzadeh as such Co-Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____, California on this the _____ day of October 31 20 03 .

My commission expires 4/8/05 _____

Notary Public

SHIRLEY M. SUZUKI
Commission # 1300095
Notary Public - California
Los Angeles County
My Comm. Expires Apr 8, 2005