Davidson County DEEDWARR
Recvd: 12/02/03 13:32 3pgs
Fees:18.00 Taxes:133.20
20031202-0173169

This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2204157 - Vazquez

Return to:
American Mortgage Closers, LLC
5110 Maryland Way
Suite 320
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Velma Ruth Dukes (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to Hossein Moradipour and wife, Cynthia L. Moradipour, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 24 day of November, 2003.

Velma Ruth Dukes
Velma Ruth Dukes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Velma Ruth Dukes to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 26 day of November, 2003.

TAMMI P. CANTILLANO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Tammi M. Cantillano
Notary Public

My Commission Expires JAN. 27, 2007

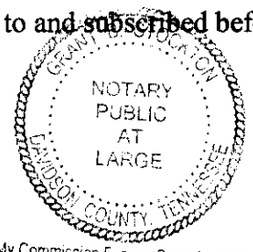
STATE OF TENNESSEE
COUNTY OF DAVIDSON

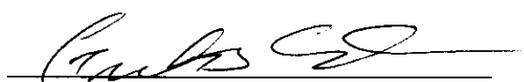
The actual consideration or value, whichever is greater, for this transfer is **$36,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.



Affiant

Sworn to and subscribed before me this 28 day of November, 2003.





Notary Public

My Commission Expires: My Commission Expires Sept. 25, 2004

Map and Parcel: 71-07-140.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Hossein Moradipour and Cynthia L. Moradipour
201 East Trinity Lane
Nashville, TN 37207

Exhibit "A"

BEING Lot No. 20 on the Map of Haynie's Oriental Subdivision as of record in Book 161, pages 26 and 27, Register's Office for Said County.

Said Lot No. 20 fronts 69 3/4 feet on the northerly side of Trinity Lane, formerly Countess Street, and runs back 140 feet on the easterly line and 152 feet, more or less, on the westerly line, to an alley measuring 10 feet thereon.

Being the same property conveyed to Arvin Edward Dukes and wife, Velma Ruth Dukes from Edward O. Davenport, unmarried by Warranty Deed dated 11/20/78, recorded 11/21/78, in Book 5366, page 282, Register's Office for said County. Arvin Edward Dukes is now deceased.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.