Davidson County DEEDWARR
Recvd: 01/05/04 13:50 2pgs
Fees:12.00 Taxes:429.20

20040105-0001297

WARRANTY DEED

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

OWNER:
Name **Mohsen Bokharaeikashi**
Address **7207 Mark Drive**
City/State/Zip **Nashville, TN 37221**

SEND TAX BILLS TO:
Name **New Owner**
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Lyman R. Parker and Loretta M. Parker, Husband and Wife** have this day bargained and sold, and do hereby transfer and convey unto **Mohsen Bokharaeikashi and Lida E. Mohammad Khah, Husband and Wife, their** 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 Numbers 16A and 16B on the Plan of Zone Lot Division of Lots 13, 15, 16, 20, and 22, Section III and Lots 9 and 10, Section I, Seven Oaks Estates, a Planned Unit Development, of record in Plat Book 6250, page 413, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Lot Number 16A being the same property conveyed to Lyman R. Parker and wife, Loretta M. Parker by deed from Harry G. Hemmerly and wife, Robbie M. Hemmerly, of record in Book 7009, page 636, Register's Office for Davidson County, Tennessee.

Lot Number 16B being the same property conveyed to Lyman R. Parker and wife, Loretta M. Parker by deed from Harry G. Hemmerly and wife, Robbie M. Hemmerly, of record in Book 7926, page 625, 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 120, Group 13, Parcel 73, Map 120, Group 13, Parcel 84

This is improved property known as: 1117 and 1119 Tara Ann Court, Nashville, TN 37217.

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 **our** 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 **29th** day of **December 2003**.

Lyman R. Parker

Loretta M. Parker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Toni L. Logdahl**, a Notary Public in and for said County and State, **Lyman R. Parker and Loretta M. Parker** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **29th** day of **December 2003**.

Commission expires **March 25, 2006**

Toni L. Logdahl
Notary Public

TONI L LOGDAHL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$~~116,000.00~~**

Affiant

Subscribed and sworn to before me, this the 29th day of December,2003.

My commission expires March 25, 2006

Toni K. Hogdahl
Notary Public - Register

