Davidson County DEEDWARR
Recvd: 01/05/04 14:00 2pgs
Fees:13.00 Taxes:290.45

20040105-0001302

WARRANTY DEED

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

OWNER:
Name **Nooruddin Yazdanpanah**
Address **1229 Wexford Down**
City/State/Zip **Nashville, TN 37212**

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

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Mohammed Yousefpoor, married man** has this day bargained and sold, and does hereby transfer and convey unto **Nooruddin Yazdanpanah and Jalaliyeh Samimi, 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:

A certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 4 on the Plan of Orleans Condominiums, which is designated as Exhibit "A" to the Master Deed, of record in Book 6437, Page 536, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot. Master Deed was amended in Book 6442, page 49 and Book 6460, page 96, said Register's Office.

Being the same property conveyed to Mohammed Yousefpoor, unmarried, by Warranty Deed from Ann Eaden, married, of record in Book 11360, Page 421, 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. The Master Deed of record in Book 6437, page 536, and amended in Book 6442, page 49, Book 6460, page 96, Register's Office for Davidson County, Tennessee, is hereby incorporated into this conveyance herein.

Map-Parcel No.'s: Map 104 Group 6L Parcel 4

This is improved property known as: 3210 Orleans Drive #4, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I 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 **my** hand this **29th** day of **December 2003**.

Mohammed Yousefpoor
Mohammed Yousefpoor

Fariba Yousefpoor
Fariba Yousefpoor

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED before me **Toni L. Logdahl**, a Notary Public in and for said County and State, **Mohammed Yousefpoor** 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 **29th** day of **December 2003**.

Commission expires **March 25, 2006**

Toni L. Logdahl
Notary Public

TONI L LOGDAHL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **Williamson**

The actual consideration or value whichever is greater, for this transfer is **$78,500.00**

Affiant Jeffrey C. Horn

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

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

