WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/04 08:45 2pgs
Fees:13.00 Taxes:198.10

20040121-0007709

J. WAYNE THOMAS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 01/16/04.

Notary Public

MY COMMISSION EXPIRES:_____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky L. McClintock and Laurel G. McClintock (NAME) 407 Jones Street (STREET ADDRESS/ROUTE NUMBER) Old Hickory, TN 37138 (CITY/STATE/ZIP)	Same. (NAME) (STREET ADDRESS) (CITY/STATE/ZIP)	76-01-3.00

FOR AND IN 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,

Heshmat Ghalamchi and husband, Hassan Eslami

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricky L. McClintock and wife, Laurel G. McClintock**

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:

LAND lying in the 4th Civil District of Davidson County, described according to an unrecorded survey made by R. B. Butler, Surveyor, dated May 13, 1961, as follows:

SAID tract begins at a point on the center line of Tulip Grove Road, 688.8 feet with the center line of said road northerly from the common corner of Ira Cockrell and C. J. Cockrell, Sr., properties, and fronts 75 feet on said road, running back between parallel lines, 304.9 feet on the north line and 307.8 feet on the south line, to a line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Heshmat Ghalamchi, a married person, by Quitclaim Deed from Jackie Ray Brown, unmarried, dated December 6, 1994, recorded December 19, 1994, of record in Book 9549, page 819, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 8885, page 658, in said Register's Office.

This conveyance is subject to the 2004 Davidson County property taxes, not yet due or payable, which are being prorated.

This is unimproved ( )
improved (X) property, known as 527 Tulip Grove Road (House Number/Street) Hermitage (City/Town) TN (State) 37076 (Postal Code)

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 our hand this 16th day of January, 2004.

Heshmat Ghalamchi
HESHMAT GHALAMCHI

Hassan Eslami
HASSAN ESLAMI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Heshmat Ghalamchi and husband, Hassan Eslami** the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN**, this **01/16/04**.

Notary Public

Commission Expires:

