Davidson County DEEDWARR
Recvd: 02/04/04 12:30 2pgs
Fees:13.00 Taxes:832.50
20040204-0013724

WARRANTY DEED

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

OWNER:
Name **Vance P. Ross**
Address **5169 West Oak Highlands Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Bank of America**
Address **200 S. College Street**
City/State/Zip **Charlotte NC 28255-0001**

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Mohammad T. Oftadeh and Sharareh Oftadeh, Husband and Wife** have this day bargained and sold, and do hereby transfer and convey unto **Vance P. Ross and Pamela H. Ross, Husband and Wife as Joint Tenants, 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 No. 133 on the Plan of OAK HIGHLANDS, PHASE ONE, a Planned Unit Development, of record in Plat Book 6900, page 432-435, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Mohammad T. Oftadeh, by deed from East Lake Contractor, of record in Book 9794, page 81, 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 173 Group 04A Parcel 133

This is improved property known as: 5169 West Oak Highlands Drive, Antioch, TN 37013.

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 **January 2004**.

M. Oftadeh
Mohammad T. Oftadeh

Shadeh Oftadeh
Sharareh Oftadeh

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Mohammad T. Oftadeh and Sharareh Oftadeh** 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 **January 2004**.

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is $225,000.00

Affiant _____

Subscribed and sworn to before me, this the 29th day of January,2004

My commission expires June 18, 2005_____

_____
Notary Public - Register

