1st

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $ 0 . This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 18 day of December, 2003.

Notary Public
My Commission Expires: 4-10-07

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 02/25/04 13:29 3pgs
Fees:17.00 Taxes:0.00
20040225-0021509

ADDRESS NEW OWNER:
9439 Gentlewind Drive
Brentwood, Tennessee 37027

SEND TAX BILL TO:
SAME

Map: 147-7, Parcel: 45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Shohreh Hassanzadeh, a married woman, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Mohamad T. Nazemi and wife, Shohreh Hassanzadeh, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, all of her right, title and interest in and to her 55% interest as a tenant in common to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is (__)improved property known as 4317 Nolensville Pike, Nashville, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1. Rights or claims of parties in possession not shown by the public records.
2. City and/or County Taxes for the year 2003 and subsequent years: A lien, not yet due or payable: Map 147-7, Parcel 45 - 2002 - $7,485.56 - PAID
3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 5402, page 473, Register's Office for Davidson County, Tennessee.
4. Plan of record in Plat Book 547, page 163, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed

of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 my hand this 18th day of December, 2003.

GRANTOR:

Shohreh Hassanzadeh

Shohreh Hassanzadeh

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Shohreh Hassanzadeh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of December, 2003.

Lisa J. Shearer

Notary Public

My Commission Expires: 3-18-07

LISA J. SHEARER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee being Lots Nos. 3 and 4 on the Map of T.C. Cook's Resubdivision of part of the B.F. Cook Old Home Place, as of record in Book 547, Page 163, Register's Office for said County.

Said Lots adjoin and front 100 feet on the west side of Nolensville Turnpike and runs back between lines 283.8 feet on the northerly line of Lot No. 3 and 292.9 feet on the southerly line of Lot No. 4 to a dead line in the rear on which they measure 100 feet.

Being the same property conveyed to Shohreh Hassanzadeh, a 55% undivided interest, and Baba Namjoupanah and spouse, Zahra Ghadimi, a 45% undivided interest as tenants by the entireties; the said 55% and 45% interests, as to each other, to be as tenants in common, by Deed from ITCO Properties, a Tennessee partnership, of record in Instrument No. 20020808-0095815, Register's Office for Davidson County, Tennessee.