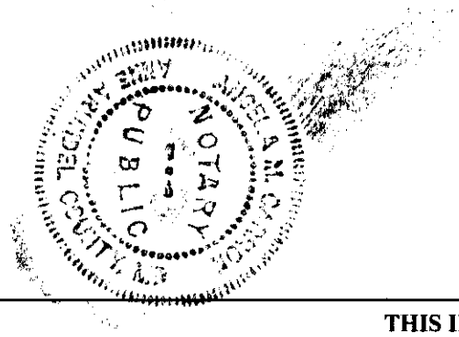
Box 13

SPECIAL WARRANTY DEED



STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 6/11/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kamal Hajizadeh	Kamal Hajizadeh	149-8-34
(NAME)	(NAME)	
2711 Anderson Rd.	2711 Anderson Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Bank of America, N.A., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kamal Hajizadeh, Daryoosh Hajizadeh and Masoud J.Baluch, 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 in Davidson County, Tennessee, being Lot No. 6 on the Plan of Dorhill Acres, Section I as of record in Book 2330, Page 2, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bank of America, N.A., by deed of record in Instrument No. 20030710-0095869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2711 Anderson Rd., Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either expressed or implied and is on an "AS IS" and "WHERE AS" basis. And Grantor does further covenant and bind itself, it's assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, it's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. 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.

Davidson County DEEDWARR
Recvd: 04/26/04 10:49 2pgs
Fees:13.00 Taxes:518.00
20040426-0047004

Witness my hand this.

Susan I Reif
SUSAN I. REIF
VICE PRESIDENT

Bank of America, N.A.

By: Marnita Davis
Marnita Davis
Assistant Vice President

STATE OF MARYLAND

COUNTY OF ANNE ARUNDEL

Before me, a Notary Public of the State and County aforesaid, personally appeared Marnita Davis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Assistant Vice President of Bank of America, N.A., a national association and that as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Assistant Vice President of the national association.

Witness my hand and official seal, at this office, this 9th day of April, 2004.

Commission expires: 06/11/07

Angela M. Carron
Notary Public

