Davidson County DEEDWARR
Recvd: 05/06/04 10:52 2pgs
Fees:13.00 Taxes:684.50

20040506-0051839

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Subscribed and sworn to before me, this 30th day of April, 2004.

My commission expires _____

Notary Public

Affiant

CAROLE ANN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/26/05

WARRANTY DEED

This Instrument Prepared by

First National Financial
Title Services, Inc.
Nashville, TN 37214
N12867

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:
NAME:Ramin Saeedpour	NAME New Owner :
STREET ADDRESS: 412 Moss Creek Court	STREET ADDRESS
ADDRESS: CITY , STATE ZIP, CODE 412 Moss Creek Court, Nashville, TN 37221	LENDER CITY, STATE , ZIP CODE
MAP & PARCEL NO. 142-07-0-B 4.00 CO	

Or 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,

Khosrow Saeedpour and Shahin Saeedpour, husband and wife,
Hereinafter Called Grantors, Have Bargained And Sold, And By These Presents Do Hereby Transfer And Convey Unto Ramin Saeedpour, an unmarried man,
Hereinafter Called Grantee, Their Heirs And Assigns, A Certain Tract Or Parcel Of Land, Together With All Tenements, Hereditaments And Appurtenances Thereto, Located In Davidson County, State Of Tennessee, More Particularly Described As Follows:

Legal Description

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 4, on the Revised Final Plat of Moss Creek Plantation, a Planned Unit Development, as shown by plat of record in Plat Book 6900, Page 455, as revised in Plat Book 6900, Page 608, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Khosrow Saeedpour and Shahin Saeedpour, husband and wife, by Warranty Deed from Donn M. Smith, dated 07/05/01, recorded 07/11/01, as Document No. 200107110073759, in the Register's Office of Davidson County, Tennessee.

This Is Improved Property Known As

412 Moss Creek Court

Nashville, TN 37221

To Have And To Hold The Said Tract Or Parcel Of Land, With The Appurtenance, 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.

In Witness Whereof, The Parties Of The First Part have hereunto set their hands and seals. Dated

The Day And Year First Above Written.

Sealed and Delivered
IN THE PRESENCE OF US:

_____

_____ {SEAL}
Khosrow Saeedpour

_____ {SEAL}
Shahin Saeedpour

State of Tennessee } ss
County of Davidson

On this the 30th day of April, 2004, before me, the undersigned Notary Public, personally appeared **Khosrow Saeedpour and Shahin Saeedpour**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
My commission expires _____

CAROLE ANNE COLE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 11/26/05