Name and Address of New Owner: **Mr. & Mrs. Reza M. Alviri**
7317 Riverbend Rd
Nashville, TN 37221

Tax Notice to: Same

Map and Parcel: 168 00-0 52

Davidson County DEEDWARR
Recvd: 05/07/04 16:21 3pgs
Fees:18.00 Taxes:185.00

**********; 20040507-0052628**********

STATE OF TENNESSEE)
COUNTY OF SMTIH)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Faranak D. Alviri
Affiant

Sworn to & subscribed before me, the 30 day of April, 2004.

James David Bass
Notary Public

My Commission expires: 1-15-08

JAMES DAVID BASS
NOTARY PUBLIC AT LARGE
SMITH COUNTY, TENNESSEE
MY COMM. EXP. 1-15-2008

****

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *FIFTY THOUSAND and NO/100 DOLLARS, ($50,000.00)* cash in hand paid, the receipt of all of which is hereby acknowledged, I, **AUGUSTA CARTER,** have bargained and sold and by these presents do transfer and convey unto **REZA M. ALVIRI** and wife, **FARANAK D. ALVIRI**, their heirs and assigns, the following described tract or parcel of land located and situated in the Ninth (9th) Civil District of Davidson County, Tennessee, as follows:

BEING a parcel of land located in the 35th Council Manic District of Metropolitan Davidson County, Tennessee, and being the same property conveyed to A.J. Carter, et ux, as of record in Deed Book 2451, Page 467, Register's Office for Davidson County, Tennessee, and being further described by a survey by Survey Solutions, Steve Axley, R.L.S. #1975, dated October 20, 1999, as follows:

BEGINNING at an existing iron rod, said point being the northeast corner of Linda L. Gill, as of record in Deed Book 10106, Page 423, and a corner to Nancy M. McDaniel, as of record in Deed Book 5835, Page 834, and being the northwest corner of the herein described tract; thence, with the line of McDaniel, and meandering along a ridgeline and old road bed, for the following 5 calls; North 48 degrees 01 minute 26

seconds East 575.22 feet to an iron rod, North 39 degrees 56 minutes 57 seconds East 133.70 feet to an iron rod, North 38 degrees 41 minutes 39 seconds East 98.92 feet to an iron rod set, North 51 degrees 51 minutes 51 seconds East 83.98 feet to an iron rod, North 56 degrees 06 minutes 14 seconds East 15.19 feet to an iron rod, said point being the southeast corner of McDaniel, the northwest corner of Ann Stokes Tubb, as of record in Deed Book 5976, Page 218 and the northeast corner of the herein described tract; thence, leaving McDaniel, and running with Tubb for the following 2 calls, South 02 degrees 46 minutes 49 seconds West 475.87 feet to a 30 inch oak tree in a fence line, South 03 degrees 19 minutes 12 seconds East 416.82 feet to an iron rod set in the northerly margin of Highway 100 (Harding Pike); thence with said roadway margin, South 59 degrees 35 minutes 10 seconds West 443.54 feet to an iron rod set, said point being the southeast corner of the aforementioned Gill; thence with Gill and an old fence line, North 29 degrees 01 minutes 23 seconds West 561.75 feet to the point of **BEGINNING,** containing 9.20 acres, more or less, according to a survey by Survey Solutions, Steve Axley, R.L.S. #1975, dated October 20, 1999.

BEING the same property vested in Andrew J. Carter and wife, Augusta Carter by deed from Herman Lewis and wife, Josie Lewis, of record in Deed Book 2451, Page 467, Register's Office for Davidson County, Tennessee. Andrew J. Carter is deceased leaving Augusta Carter vested with the property as surviving tenant by the entirety.

This conveyance is subject to an easement of access and egress from the property still owned by the grantors to the Harding Pike is hereby retained. Said easement shall be along a route mutually agreed upon by the grantors and the grantees. Also subject to an easement for water line of record in Book 5328, Page 261, Register's Office for Davidson County, Tennessee.

Possession: Date of Deed
2004 taxes prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **REZA M. ALVIRI** and wife, **FARANAK D. ALVIRI,** his heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said **REZA M. ALVIRI** and wife, **FARANAK D. ALVIRI**, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS on this the 30 day of April, 2004.

AUGUSTA CARTER

Augusta Carter

By: Lucille Garrett

LUCILLE GARRETT, POA
OF RECORD IN INSTRUMENT
NO.20040507-0052627 R.O.D.C.T.

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

On this 30 day of April, 2004, before me personally appeared **Lucille Garrett**, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Augusta Carter**, acknowledging that such person executed the same as the free act and deed of **Augusta Carter**, with authority granted by instrument recorded in Instrument No. _____, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND and Official Seal at Offices, Smith County, Tennessee, this 30 day of April, 2004.

James Richard Babb

NOTARY PUBLIC

My Commission Expires: 1/15/08

JAMES DAVID BABB
NOTARY PUBLIC AT LARGE
SMITH COUNTY TENNESSEE
MY COMM EXP
1-15-2008

WD-A;voro