Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville TN 37214

Davidson County DEEDWARR
Recvd: 05/24/04 10:56 2pgs
Fees:13.00 Taxes:610.50
20040524-0060480

GREGG W. CLARKE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2006

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$165,000.00.**

VIDA Mohseni
Affiant

Subscribed and sworn to before me, this the 14th day of May, 2004.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows: **Vida Mohseni**	Send Tax Bills To: **America's Wholesale Lender**	Map-Parcel Numbers **142-02-161.00**
201 Carriage Drive	**7105 Corporate Drive PTX-A-195**	
Nashville TN 37221	**Plano, Tx 75024**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mehrdad Alviri, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vida Mohseni, a married woman

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. 206 on the Plan of Cross Timbers, Section 4 of record in Plat Book 4175, page 54, Register's Office for said County, described as follows: Beginning at a point in the easterly margin of Harness Drive, the northwest corner of the subject lot; thence with the north line of said lot, eastwardly 129.20 feet to a point at the rear corner of Lots 206 and 207; thence, with the line between said lots, southwardly 105.7 feet to a point in the northerly margin of Carriage Drive; thence, with the margin of same, westwardly 58.00 feet to a monument at the beginning of a curve to the right having a radius of 25.0 feet; thence, around same northwestwardly 36.18 feet to a monument in the easterly margin of Harness Drive; thence, with the margin of same northwardly 125.81 feet to the point of beginning.

Being the same property conveyed to Mehrdad Alviri, married, by Deed from, Reuben Hale Falwell, Jr. and wife, Catherine R Falwell, dated 12/20/1996, of record in Book 10301, page 808, Register's Office for Davidson County, TN.

This is improved (__x__) Unimproved (____) property, known as **201 Carriage Drive, Nashville TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 in unencumbered, unless otherwise herein set out; and we do further convenant 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.

Witness my/our hand(s) this **14th** day of **May, 2004.**

Mehrdad Alviri by His Attorney In Fact Reza Alviri

Mehrdad Alviri by his Attorney in fact Reza Alviri

_____

_____

_____

State of Tennessee

County of DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named REZA ALVIRI as Power of Attorney for MEHRDAD ALVIRI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that REZA ALVIRI is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson County, Tennessee, this the 14 day of May 2004.

Notary Public

My Commision Expires:

GREG TILL CLARK
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JANUARY 28, 2005