Davidson County DEEDWARR
Recvd: 06/03/04 14:48 2pgs
Fees:13.00 Taxes:314.50
20040603-0065554

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of June, 2004.

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

My Commission Expires: 12/15/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
301 S. Perimeter Park Drive
Suite 114
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mohammad R. Mirghavami
3404 Shakerville Court
Antioch, TN. 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
150-03-0-166.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeanne L. Scott, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Mohammad R. Mirghavami, an unmarried person** hereinafter referred to as 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 Davdison County, Tennessee, being Lot # 51-B, on the Plan of Zone Lot Division Lots 48 thru 52, Chelsea of Priest Lake, Section One-B, of record in Plat Book 6250, Page 263, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Map & Parcel 150-030-166.00

Being the same property conveyed to Jeanne L. Scott, unmarried, by Warranty Deed from Clay B. Hurley and wife, Marion B. Hurley, of record in book 9848, Page 98, Register's Office for Davidson County, Tennessee, dated October 31, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6250, Page 263, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3404 Shakerville Court, Antioch, TN. 37013.

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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 1st day of June, 2004.

Jeanne L. Scott

Jeanne L. Scott

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanne L. Scott, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2004.

Notary Public

My Commission Expires: 12/15/07

HOLLY A. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

561-HH