WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/04 15:25 2pgs
Fees:13.00 Taxes:503.94
20040908-0108816

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Don R. Ogle**
Address **1525 Bell Trace Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **New Owner**
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Mahan Mark Janbakhsh and Alicia Diane Janbakhsh, Husband and Wife as Joint Tenants** have this day bargained and sold, and do hereby transfer and convey unto **Don R. Ogle, a married man, his** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 48 on the Plan of Bell Crest, Section One, a Planned Unit Development, of record in Plat Book 7900, page 753, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Mahan Mark Janbakhsh and wife, Alicia Diane Janbakhsh, by Warranty Deed from Gary H. Brown and wife, Barbara J. Brown, of record in Book 10726, page 513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 162 Group 16E Parcel 31

This is improved property known as: 1525 Bell Trace Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **31st** day of **August, 2004.**

Mahan Mark Janbakhsh

Alicia Diane Janbakhsh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Mahan Mark Janbakhsh and Alicia Diane Janbakhsh** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **31st** day of **August, 2004.**

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$136,200.00**

Affiant _____

Subscribed and sworn to before me, this the 31st day of August,2004.

My commission expires: June 18, 2005

_____
Notary Public - Register

