Davidson County DEEDWARR
Recvd: 10/05/04 14:56 1pgs
Fees:13.00 Taxes:714.10

20041005-0119971

WARRANTY DEED

EMAMI-04MT0687

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF September, 2004.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Masoud S. Emami and Aghdas Faghihian	Long Beach Mortgage	MAP 128-3-A
524 Cedar Forest Court	7887 E. Belleview Ave #700	PARCEL 170.00
Nashville, TN 37221	Englewood, CO 80111	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, THOMAS R. MORTON AND ALICE A. MORTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MASOUD S. EMAMI AND AGHDAS FAGHIHIAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 17 on the plan of First Revision, Cedar Forest of record in Plat Book 6900, Page 383, Register's Office for said County.

Said Lot No. 17 fronts 46.37 feet on the broken southerly margin of Cedar Forest Court and extends back 100.00 feet on the westerly line and 105.00 feet on the easterly line to a dead line in the rear, measuring 93.00 feet thereon.

Being the same property conveyed to Thomas R. Morton and spouse, Alice A. Morton by deed from Shaun M. Gilley and spouse, Debra L. Montgomery Gilley, dated October 30, 1998, filed November 2, 1998, of record in Book 11181, Page 574, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 524 Cedar Forest Court, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 30th day of September, 2004 :

Thomas R. Morton

Alice A. Morton

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named THOMAS R. MORTON AND ALICE A. MORTON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2004.

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 6-26-07