FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/04 14:51 2pgs
Fees:13.00 Taxes:484.70

20041104-0133288

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Ataollah Fathollazade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2004

Notary Public:

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ataollah Fathollazade	Bank of America, N.A	Map 149
2637 Edge O Lake Drive	900 W. Trade St; Gateway Village 3rd Fl	Group 4
Nashville, TN 37217	Charlotte, NC 28255	Parcel 102

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Charles W. Russell and Sue Ann Russell, Trustees of The Charles W. Russell Revocable Living Trust and The Sue Ann Russell Revocable Living Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ataollah Fathollazade and wife, Chinar B. Abdulrahman

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:

Being Lot No. 510 on the Plan of Edge-O-Lake Estates, Section Six, as of record in Book 3700, Pages 15 and 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 510 fronts 80 feet on the southerly side of Edge-O-Lake Drive and runs back between lines 150 feet on the westerly line and 105.25 feet on the easterly side to a broken line in the rear on which it measures 93.73 feet thereon.

Being the same property conveyed to The Charles W. Russell Revocable Living Trust and The Sue Ann Russell Revocable Living Trust by Quitclaim Deed from Charles W. Russell and Sue Ann Russell, of record in Instrument 20030904-0129220, Register's Office for said County. See also deed of record in Book 4485, Page 693, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 3908, Page 161, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Plat Book 3700, Pages 15 and 16, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2637 Edge O Lake Drive, Nashville, TN 37217

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 we do covenant with 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 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 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 our hands this 2nd day of November, 2004.

Charles W. Russell and Sue Ann Russell,
Trustees of The Charles W. Russell
Revocable Living Trust and The Sue Ann
Russell Revocable Living Trust

BY: Charles W. Russell
Charles W. Russell, Trustee

BY: Sue Ann Russell
Sue Ann Russell, Trustee

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 Charles W. Russell and Sue Ann Russell, Trustees of The Charles W. Russell Revocable Living Trust and The Sue Ann Russell Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Trustees of The Charles W. Russell Revocable Living Trust and The Sue Ann Russell Revocable Living Trust and as such Trustees, are authorized to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 1st day of November, 2004

My Commission Expires: 01/29/05

Notary Public

