McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 11/09/04 13:45 2pgs
Fees:13.00 Taxes:1202.50
20041109-0135184

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF November, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

COVI HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Asghar Mahdavi (NAME) | ~~Bookkeeper/Lender~~ New Owner (NAME) | MAP 91-15 |
| 4802 Charlotte Avenue (ADDRESS) | (ADDRESS) | PARCELS 256 & 259 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, John M. Crow and William R. Crow, Jr. and Julie C. Pursell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Asghar Mahdavi and wife, Nancy Mahdavi

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:

TRACT I: Land in Davidson County, Tennessee, being lots 703 and ~~704~~ 705 of Block 89, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee. Said Lot No. 703 and ~~704~~ 705 front together 50 feet on the northerly side of Charlotte Avenue and extend back between parallel lines 150 feet to an alley.

TRACT II: Land in Davidson County, Tennessee, being the northerly 82 feet of Lot No. 709 and the the northerly 82 feet of the westerly 8 feet of lot No. 707 of Block No. 89, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, said Register's Office. Said parts of Lots No. 707 and 709 front together 33 feet on the southerly side of the first alley north of Charlotte Avenue and extend back between parallel lines 82 feet to the center of a party wall.

Being the same propertry conveyed to W. R. Crow and Eleanor Weber Crow by deeds of record in 2273, page 379 and Book 2923, page 367 (Tract I) and to W. Russell Crow and Eleanor W. Crow by deed of record in Book 2542, page 521 (Tract II), said Register's Office. The said W. R. Crow (also known as W. Russell Crow and Wiilliam Russell Crow) died September 4, 1969, leaving Eleanor W. Crow as the survivor of their tenancy-by-the-entitities. The said Eleanor W. Crow (also known as Eleanor Weber Crow and Eleanor Farrell Weber Crow) has also since died. Under her Last Will and Testament (filed under Docket number 04P647, Seventh Circuit Court of Davidson County, Tennessee) the described property vested in John M. Crow, William R. Crow, Jr. and Julie C. Pursell.

This is unimproved ( ) improved (X) property, known as 4802 Charlotte Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 1st day of November, 2004

John M. Crow

Julie C. Pursell

William R. Crow, Jr.

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 John M. Crow and William R. Crow, Jr. and Julie C. Pursell

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 at Nashville, Tennessee, this 1st day of November, 2004.

Commission expires 1-26-08

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public