WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/04 12:11 2pgs
Fees:13.00 Taxes:192.40

20041119-0139114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2004.

Notary Public JUSTIN TATUM

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

JUSTIN TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY:
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BIJAN MANSOURI	BIJAN MANSOURI	**52-1-243**
(NAME)	(NAME)	
762 OAKDELL	762 OAKDELL	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37138	NASHVILLE, TN 37138	
(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, **LINDA GAYLE CUSHING AND HUSBAND, LONNIE E. CUSHING, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BIJAN MANSOURI AND WIFE, KATHERINE MANSOURI**, 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. 6 AND THE NORTH TWELVE AND ONE-HALF (12.5) FEET OF LOT 5 IN BLOCK A, MADISON PARK SUBDIVISION IN DAVIDSON COUNTY, TENNESSEE, AS SHOWN BY THE PLAT OF RECORD IN BOOK 843, PAGE 75, OF THE PUBLIC RECORDS OF SAID COUNTY, SAME FRONTING SIXTY-TWO AND ONE-HALF (62.5) FEET ON THE WEST OF OAKDELL STREET AND RUNNING BACKWARD IN A WESTERLY DIRECTION ONE HUNDRED FIFTY (150) FEET TO A DEADLINE, BE THE SAME MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO LINDA GAYLE CUSHING AND HUSBAND, LONNIE KAY CUSHING BY QUITCLAIM DEED FROM DEBORAH KAY MCMASTERS, OF RECORD IN BOOK 10010, PAGE 936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **762 OAKDELL, NASHVILLE, TN 37138**

(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 hands this 18th day of November, 2004.

LINDA GAYLE CUSHING

LONNIE E. CUSHING, 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 LINDA GAYLE CUSHING AND LONNIE E. CUSHING, JR. 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 18th day of November, 2004.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public



My Commission Expires JULY 19, 2008