Davidson County DEEDWARR
Recvd: 11/29/04 15:09 2pgs
Fees:13.00 Taxes:421.80

20041129-0141631

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $114,000.00

Affiant

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE My Commission Exp. Jan. 25, 2006

Subscribed and sworn to before me, this 22nd day of November, 2004.

Notary Public
My commission expires: 1-25-06

03-0411-32362

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William J. Darnell 2937 Edge Moor Nashville TN 37217	Same as new owner	150-05-0-195.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ali Asghar Bakhsheshe and wife, Mahboubeh Nazari, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William J. Darnell and wife, Deborah A. Darnell, hereinafter called the Grantees, their successors and assigns, a 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. 722, Section 17, on the Plan of Edge O Lake Estates, of record in Plat Book 4460, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ali Asghar Bakhsheshe and wife, Mahboubeh Nazari, by deed from Ronnie L. Schmittou and wife, Adonnica Schmittou, of record in Book 9993, Page 225, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2937 Edge Moor, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22nd day of November, 2004.

Ali Asghar Bakhsheshe

Mahboubeh Nazari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ali Asghar Bakhsheshe and Mahboubeh Nazari, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22nd day of November, 2004.

Diane Mann
State of Tennessee at Large

My Commission expires