SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-25-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/24/05 09:36 2 pgs
Fees:13.00 Taxes:355.20

20050124-0008334

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, TN 37027

H-1980

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shahram Safari	World Savings Bank, FSB	150-03-0 179.00
(NAME)	(NAME)	
3290 Anderson Road	4101 Wiseman Boulevard	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Irwin Union Bank and Trust Company SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Shahram Safari and Mahtab Tahmasebi Notoraki, Husband and Wife,, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, 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. 22 on the Plan of Harbor Landing, Section 1, as of record in Plat Book 6250, Page 312, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Irwin Union Bank and Trust Company by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated June 22, 2004, of record in Instrument No. 20040630-0077475, Register's Office for Davidson County, Tennessee.; as corrected by Instrument of record in Instrument No. 20050124-0008333, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3290 Anderson Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Shahram Safari and Mahtab Tahmasebi Notoraki, Husband and Wife, and his/her/their assigns, forever.

Said Irwin Union Bank and Trust Company, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Irwin Union Bank and Trust Company, has executed this deed this 13th day of January, 2005.

Irwin Union Bank and Trust Company

By: _____

Barbara Fagundes, Manager-Asset Resolution-Home Equity Lending

STATE OF California
COUNTY OF Contra Costa

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Barbara Fagundes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon ~~his~~/her oath(~~s~~) acknowledged ~~himself~~/herself to be the Manager-Asset Resolution-Home Equity Lending respectively of the Irwin Union Bank and Trust Company, the within named bargainor, a corporation, and that he/she as such Manager-Asset Resolution-Home Equity Lending, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of January, 2005.

Commission expires: 6-15-07

Eleanor Velasquez
Notary Public

ELEANOR VELASQUEZ
Commission # 1424863
Notary Public - California
Contra Costa County
My Comm. Expires Jun 15, 2007

RETURN TO:

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072