Davidson County DEEDWARR
Recvd: 02/04/05 14:31 2 pgs
Fees:13.00 Taxes:384.80

20050204-0013429

Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF February, 2005.

Notary Public

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
742 Fox Ridge Dr. Brentwood, TN 37072	Same	160-14/ 42

WARRANTY DEED

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, **Michael Dobbs, unmarried**. HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abdol-Hamid Davar-Manesh, married and Suzan Davar-Manesh, unmarried as joints tenants with full right of survivorship.** 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:

Land in Davidson County, Tennessee, being part of Brentwood Trace, Section 2, of record in Book 5200, page376 & 377, Register's Office for said County

Being Unit No.742 on the plan as shown in and described by the Master Deed establishing a horizontal property regime with respect to Brentwood Trace Condominiums, Section 2.

Being the same property conveyed to Michael Dobbs on 06/12/98, by deed from Ramil E. Torres, filed for record on 02/10/00, in instrument No. 20000210-0013485, Register's office for Davidson County, TN.

Covenants, Conditions, and Restrictions as contained in the Master Deed for Brentwood Trace Condominiums as recorded in Book 5818, Page 915 and Book 5868, Page 70, Register's office for Davidson County, TN.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 742 Fox Ridge Dr., Brentwood, TN 37072

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 unemcumbered, 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.

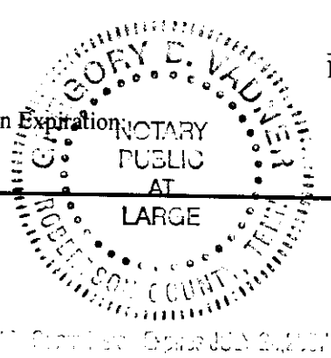
Witness my hand this 2 day of February, 2005.

Michael Dobbs

State of Tennessee
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Dobbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2 day of February, 2005.



Notary Public

Commission Expiration: