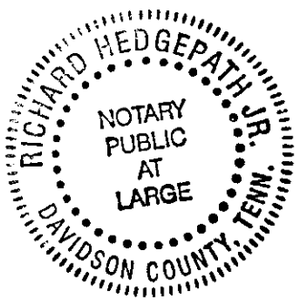
WARRANTY DEED



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 50,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF FEBRUARY 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01-2707

THIS INSTRUMENT PREPARED BY:	Richard Hedgepath, Jr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Majid Mohieddin and wife, **Marian Curtis**, **John Curtis** and **Anna Curtis**	Same	91-13-0 344.00 and 91-13-0 345.00
6013 Charlotte Pike		
Nashville, TN 37209		

Davidson County DEEDWARR
Recvd: 02/09/05 11:38 2 pgs
Fees:13.00 Taxes:185.00

20050209-0015121

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **A. D. SNYDER, JR.** AND WIFE, **ANDREA NELL SNYDER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAJID MOHIEDDIN** AND WIFE, **MARIAN CURTIS**, **JOHN CURTIS** AND **ANNA CURTIS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 1, in Cowden Subdivision, Section VI, not of record. Beginning on a stake in the north boundary line of Lenox Avenue and running north 16 deg. 45 minutes west 63 feet to a stake; thence south 60 deg. 28 min. west 53 feet to a stake; thence south 2 deg. 30 min. east 51 feet to a stake in the north boundary line of Lenox Avenue; thence with the north boundary line of Lenox Avenue, north 76 deg. East 62.5 feet to the beginning.

BEING the same property conveyed to A. D. Snyder, Jr. by Installment Deed from Boyd L. Barnes and wife, Ruth G. Barnes, of record in Book 6479, Page 872, Register's Office for Davidson County, Tennessee.

LOT No. 2 on the plat showing subdivision, No. 6 of the Cowden property, not of record, described according to survey made by Norris H. Hickerson, Surveyor, March 11, 1950, as follows:

BEGINNING on the Northerly margin of Lenox Street at a point North 76° East 62.5 feet from the Easterly margin of Balmy, or Cowan Avenue, being the corner of Lots Nos. 1 and 2; thence with line between said two lots North 16° 45' West 63 feet to the southerly line of Lot No. 8 on the plat showing subdivision No. 1 of the John B. Cowden property; thence with the southerly line of Lots 8 and 7 Northeasterly 68 feet to the corner of Lots 2 and 3; thence with the line between said two lots South 12° 45' East 77.5 feet to the northerly margin of Lenox Street; thence with said street westwardly 53 feet to the beginning.

BEING the same property conveyed to A. D. Snyder, Jr. by Installment Deed from Boyd L. Barnes and wife, Ruth G. Barnes, of record in Book 6479, Page 872, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

330 Balmy Avenue, Nashville, Tennessee 37209
(House Number) (Street) (City) (State) (Zip)

AND

6018 Lenox Avenue, Nashville, Tennessee 37209
(House Number) (Street) (City) (State) (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 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 my hands this 8th day of February 2005.

A. D. SNYDER, JR. – Seller

ANDREA NELL SNYDER - Seller

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 **A. D. Snyder, Jr.** and wife, **Andrea Nell Snyder**, the bargainors, 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 8th day of February 2005.

NOTARY PUBLIC

My commission expires: 01-27-07

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.