Davidson County DEEDWARR
Recvd: 02/16/05 14:22 3 pg:
Fees:18.00 Taxes:425.50

20050216-0017794

STATE OF TENNESSEE
COUNTY OF SUMNER

05-3540

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th **DAY OF** February, 2005.

STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 4/10/2006

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: David A. Moghadom, Jr.	SEND TAX BILLS TO: OWNER	MAP-PARCEL NUMBERS 48-26
(NAME) 4866 Clarksville Pike	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Whites Creek, TN 37189	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Judy Gail McDonald and Linda A. Hughes, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Moghadom, Jr. and wife, Jamie O. Vanicor-Moghadom and David A. Moghadom, Sr.

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:**

See exhibit A attached hereto and made a part hereof.

This is improved property known as 4866 Clarksville Pike, Whites Creek, TN 37189

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 their hands this 16th day of February, 2005.

Judy Gail McDonald

Judy Gail McDonald

Linda A. Hughes by Judy Gail McDonald

Linda A. Hughes

Attorney in Fact.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Judy Gail McDonald, to me known to be the person who executed the foregoin instrument on behalf of Linda A. Hughes, and who acknowledged that he/she executed the same as the free act and deed of the said Linda A. Hughes.

Witness my hand and official seal at Hendersonville, Tennessee, this 16th day of February, 20 05.

JANIS L. DUREE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 4/10/06.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Judy Gail McDonald ~~and Linda A. Hughes, husband and wife~~

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 Hendersonville, Tennessee, this 16th day of February, 2005.

JANIS L. DUREE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires 4/10/2006

Notary Public Janis L. Duree

File No.: 05-3540

ATTACHMENT

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the easterly margin of Clarksville Highway (State Route 312); said point being the southwest corner of the property conveyed to J. D. Durard, et ux, by deed from R. Thomas Lowery and wife, Dorothy Lowery, of record in Book 2691, page 325, Register's Office for said County; thence with the easterly margin of Clarksville Highway, South 55 degrees East 100.00 feet to an iron pin at the northwest corner of the property conveyed to L. E. Hardison, et ux, by deed from Loftin Nokes and wife, Bessie Nokes of record in Book 3102, page 148, Register's Office for said County; thence with Nokes' northerly boundary, North 35 degrees East 400.00 feet to an iron pin in the westerly boundary of the property conveyed to William H. Thompson, Jr. by deed from W. H. Thompson and wife, Odie H. Thompson, of record in Book 3532, page 126, said Register's Office; thence with Thompson's westerly boundary, North 55 degrees West 100.00 feet to an iron pin at Durard's southeast corner; thence with Durard's southerly boundary, South 35 degrees West 400.00 feet to the point of beginning.

BEING the same property conveyed to Judy Gail McDonald and Linda A. Hughes, both unmarried, by deed from Annie B. Seay, unmarried, filed of record in Instrument No. 20041129-0141594, Register's Office for Davidson County, Tennessee.