03

Realty Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/05 14:13 2 pgs
Fees:13.00 Taxes:383.88

20050405-0037226

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 2005

Notary Public

MY COMMISSION EXPIRES: 2/22/2009
(AFFIX SEAL)

DIANE R. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Logan (NAME)	Professional Mortgage Group, Inc (NAME)	MAP 052-01
765 Oakdell Avenue (ADDRESS)	222 Robert Rose Dr. (ADDRESS)	PARCEL 244.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND 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, Bijan Mansouri and wife, Katherine Mansouri

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald Logan

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 the North half of Lot No. 4 and South 37 1/2 feet of Lot No. 5 on the Resubdivision of Power and Roth's Subdivision at Madison, Block "A", of record in Book 843, Page 75, Register's Office for Davidson County, Tennessee, and further described as follows:

Said part of said Lots adjoin and front together 62 1/2 feet on the Westerly side of Oakdell Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Bijan Mansouri and wife, Katherine Mansouri by Special Warranty Deed dated February 3, 2004, from Interbay Funding, LLC, A Delaware Limited Liability Company, of record by Instrument No. 20040206-0014642 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 766 Oakdell Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 our hand s this 31st day of March, 2005

Bijan Mansouri

Katherine Mansouri

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 Bijan Mansouri and wife, Katherine Mansouri

the bargainor S, 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 Goodlettsville, Tennessee, this 31st day of March 2005.

Commission expires _____

Notary Public

DANIEL L. SCHROF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to me _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public