Box 13 #9503

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **132,000.00.** Heidi Jo Clayton Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March, 2005 Notary Public MY COMMISSION EXPIRES: 5/28/06 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mehriar Abdouli	SunTrust Mortgage Inc.	~~MAP~~ 149-70-1
2604 Grovesnor Road	201 4th Avenue, North	~~PARCEL~~
Antioch, TN 37013	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(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, **CarCar Development, Inc.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mehriar Abdouli** and ~~Alli~~ **Omid Abdouli** , unmarried

*unmarried

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 Lot No. 1 on the Plan of Chelsea Village, Phase 6, Section 2, as of record in Instrument No. 20030829-012591, Registers office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being *PART OF the same property conveyed to CarCar Development, Inc. by deed of record at Instrument No. 20030604-0077155, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2604 Grovesnor Road, Antioch, TN 37013.**

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 my hand( ) this the 29th day of March, 2005.

CarCar Development, Inc.

BY: Dan Carlyle
Dan Carlyle, President

Davidson County DEEDWARR
Recvd: 04/06/05 14:39 2 pgs
Fees:13.00 Taxes:488.40

20050406-0038009

STATE OF
COUNTY OF

Before me, a Notary Public in and for said State and County, personally appeared Dan Carlyle with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, **CarCar Development, Inc.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 29th day of March, 2005.

My Commission expires 4-28-2008

Notary Public



