Davidson County DEEDWARR
Recvd: 06/02/05 13:38 2 pg
Fees:13.00 Taxes:520.41
20050602-0062523

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,650.00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2005.

Notary Public

My commission expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hassan Nazi **Khidir Nejad**	**AmSouth Bank**	**Map 134, Parcel 88**
3929 Eckhart Drive	**P.O. Box 1984**	
Nashville, Tennessee 37211	**Birmingham, AL 35201**	

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 ACKNOWLEDGE, WE,

Mark Sarmadi, an unmarried man

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

Hassan Nazi, and Khidir Nejad,

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, in the Fifth Civil District, described according to a survey made by Joel L. Spaulding in January 1952, as follows: Beginning at a point in the southerly right of way of the Antioch Pike as established by Davidson County Highway Department the said point being 518.9 feet southeast of the intersection of the Paragon Mill Road and the Antioch Pike as measured along the center line of the said Antioch Pike, said beginning point being an iron pin set in the said right of way; thence south 41 deg. 51' west 276.3 feet to an iron pin in a fence line; thence south 87 deg. 03' east 83.1 feet to an iron pin in said fence line and Pearl Hill Vick's west line; thence with Pearl Hill Vick's line north 41 deg. 51' east 222.5 feet to an iron pin in the southerly right of way of the Antioch Pike; thence north 46 deg. 00' west 65 feet to the point of beginning.

Being the same property conveyed to Mark Sarmadi, by Warranty Deed, from H.K. Najafabadi, of record in Instrument # 20011111-0138700, Dated November 7, 2002, Register's Office Davidson County, Tennessee. Mark Sarmadi conveyed said property by Quitclaim Deed, to Debbie Nave, of record in Instrument # 20031015-0153022, Dated October 14, 2003, Register's Office for said County. Debbie Nave conveyed said property by Quitclaim Deed, to Mark Sarmadi, of record in Instrument # 20040224-0020992, Dated February 24, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1213 Antioch Pike, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 26th day of May, 2005.

Mark Sarmadi

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Mark Sarmadi, an unmarried man, the within named sellers, 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, at office, this 26th day of May, 2005.

Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

My Commission Expires:_____

File #: **05262-SH**
RECORD & RETURN TO:

_____

_____

_____