Davidson County DEEDWARR
Recvd: 07/26/05 14:43 2 pgs
Fees:13.00 Taxes:895.60
20050726-0086985

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Kelley C. Blair**
Address **7745 Poplar Ridge Drive**
City/State/Zip **Nashville, TN 37221**

SEND TAX BILLS TO:
Name **America's Wholesale Lender**
Address **P.O. Box 961206, FTWX-22**
City/State/Zip **Fort Worth, TX 76161**

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Mohammad Tavanapour and Rayeheh Gharanfol, Husband and Wife ("Grantors") have this day bargained and sold, and do hereby transfer and convey unto **Kelley C. Blair, An Unmarried Woman, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 35 on the Final Plat, Revision to Lots 35 & 36, Poplar Ridge, Section Five, a Planned Unit Development, of record in Plat Book 9700, Page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Mohammad Tavanapour and wife, Rayeheh Gharanfol, by Warranty Deed dated December 11, 1997, from Karl E. Haury, Jr. and Judy B. Haury, of record in Book 10720, Page 679, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 141-6-O-A-60-CO

This is improved property known as: 7745 Poplar Ridge Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **22nd** day of **July, 2005.**

Mohammad Tavanapour

Rayeheh Gharanfol

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED before me **the undersigned,** a Notary Public in and for said County and State, **Mohammad Tavanapour and Rayeheh Gharanfol** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **22nd** day of **July, 2005.**

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires _____

Notary Public

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **Williamson**

The actual consideration or value whichever is greater, for this transfer is **$188,000.00**

Affiant _____

Subscribed and sworn to before me, this the 22nd day of July,2005.

My commission expires: _____

Notary Public - Register

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009