Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/05 14:24 3 pgs
Fees:18.00 Taxes:251.60

20050728-0088467

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 2005

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05 (AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katayoun Jafarian (NAME)	same (NAME)	MAP 148
1106 LIPSCOMB DRIVE (ADDRESS)	(ADDRESS)	PARCEL 61
BRENTWOOD, TN 37027 (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, Betty J. Vernon, Sole heir at law of Pattie B. Vernon, deceased,

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

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 the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of A. G. Payne's Quinn and Bigley Lands, as of record in Minute Book "J", page 391, Chancery Court at Nashville, described as follows:

Beginning in the center of Mims Road at the southwest corner of that part of said Lot No. 2 conveyed to Earl Nease, et al, by deed from J. T. Brown and wife, of record in Book 1085, page 585, Register's Office for said County; thence with said Nease's western boundary line, northerly 210 feet; thence westerly 90 feet; thence southerly 210 feet to the center of said Road; thence with same, easterly 90 feet to the beginning.

Being the same property conveyed to Pattie B. Vernon and husband James R. Vernon by deed from Mrs. James R. Vernon and husband James R. Vernon of record in Book 5521, page 779, and to Mrs. James R. Vernon by deed from Nellie Marie Gill, Conservator for Mattie B. Burnett as of record in Book 5521, page 776, Register's Office for Davidson County, TN. The said James R. Vernon having since died and the property vested in Pattie B. Vernon by estate by the entireties and she having died 2/4/05 and her sole heir at law being Betty J. Vernon.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3281 Franklin Limestone Road, Antioch, TN 37013
(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 my hand this 21st day of July, 2005

Betty J. Vernon
Betty J. Vernon

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 Betty J. Vernon

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of July 2005.

Commission expires 11/26/05

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Laurie A. Beasley
Notary Public

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 be the _____ 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

LEGAL DESCRIPTION CONTINUATION

Subject to right of way for Mims Road.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Minute Book J, page 391, Chancery Court at Nashville.