**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21436S

Davidson County DEEDWARR
Recvd: 08/09/05 08:20 2 pgs
Fees:13.00 Taxes:684.50
20050809-0093822

**MAP/GROUP/PARCEL:** 171-3B-262

**NEW OWNER'S NAME AND ADDRESS:**
POONEH GHIASSI
MAHAN GHIASSI
601 Old Hickory Blvd, Unit 66
Brentwood TN 37027

**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MAYSHAN GHIASSI, a married man, hereinafter called Grantor, does hereby transfer and convey unto, POONEH GHIASSI and MAHAN GHIASSI, WIFE AND HUSBAND their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 24, on the Plan of Phase 2, Section 7 Townhomes Fredericksburg, as shown on plat of record in Plat Book 9700, page 957, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

The subject property is improved property known as 601 OLD HICKORY BLVD. UNIT 66, Brentwood, TN 37027.

BEING the same property conveyed to Grantor herein by deed of record in INSTRUMENT NO. 20030421-0051771, Register's Office for DAVIDSON COUNTY, Tennessee.

Subject Property is investment property and has never been the primary residence of Geeta Ghiassi, spouse of Mayshan Ghiassi.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns

against the lawful claims of all persons whatsoever.

MAYSHAN GHIASSI

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

PERSONALLY appeared before me, the undersigned authority, MAYSHAN GHIASSI, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in NASHVILLE, Tennessee on this the 29th day of July, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater for this transfer is $185,000.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of July, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY