WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/06 13:36 2 pgs
Fees:13.00 Taxes:851.00

20060602-0065163

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 19723-1

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00.**

Sayed N. Hashemi
Affiant

Subscribed and sworn to before me, this the 31st day of May, 2006.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

JOHN T. COOK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sayed N. Hashemi **Layla Hashemi**	**AMERICA'S WHOLESALE LENDER**	**114-08-0-A-049co**
837 Cedar Crest Drive	**P.O. Box 660694**	
Nashville, TN 37209	**Dallas, TX 75266-0694**	

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 ACKNOWLEDGED, WE,

Mohammad Reza Kheshti and wife, Najibeh Kheshti

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

Sayed N. Hashemi and Layla Hashemi, husband and wife

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. 49 on the Plan of Cedar Crest Subdivision, Phase I, a Planned Unit Development, as of record in Plat Book 6900, Page 284, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mohammad Reza Kheshti and wife, Najibeh Kheshti, by Warranty Deed from Bana Construction Company, dated October 17th, 1995, of record in Book 9832, Page 495, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7213, Page 973 and as amended in Book 8424, Page 405, Book 10086, Page 772, Book 10174, Page 199 and Clarification of record in Instrument No. 20020823-0102246, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) unimproved (____) property, known as: **837 Cedar Crest Drive, Nashville, TN 37209**

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 our hands this **31st** day of **May, 2006.**

M. R. Kheshti

Mohammad Reza Kheshti

Najibeh Kheshti

Najibeh Kheshti

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 **Mohammad Reza Kheshti and wife, Najibeh Kheshti ,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2006.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.