Prepared by Roberts Land Title, Inc.
Columbia, Tennessee 38401

Return to Roberts Land Title

Davidson County DEEDWARR
Recvd: 04/04/07 13:44 2 pgs
Fees:13.00 Taxes:370.00
20070404-0040462

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Brenda Fraser Stanford, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Fariborz Ferdowsi, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following tract or parcel of land in Davidson County, State of Tennessee, to wit:

> Being Lot No. 22 in Crieve Hall Estates, Section I, Revised, of record in Book 185, Pages 122, 123-124 of the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 22 fronts 75 feet on the east side of Regent Drive and extends back 318.9 feet on the North side and 337.4 feet on the south side to a dead line measuring 78.9 feet.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Book 8620 , Page 14, Register's Office of Davidson County, Tennessee.
>
> Map 146-11, Parcel 021.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 29th day of day of March, 2007.

Brenda Fraser Stanford

Brenda Fraser Stanford

STATE OF TENNESSEE

COUNTY OF Maury

Personally appeared before me, the undersigned Brenda Fraser Stanford , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of March, 2007.

My commission expires:
5-22-07

Brenda Roberts
Notary Public

BRENDA ROBERTS NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 100,000.00 .

Affiant

Subscribed and sworn to before me, this 29th day of March, 2007.

My commission expires:
5-22-07

Brenda Roberts
Notary Public

BRENDA ROBERTS NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

NEW PROPERTY OWNERS:

Fariborz Ferdowsi
6009 Manassas Court
Brentwood, TN 37027

PERSON(S) RESPONSIBLE FOR TAXES:

Same